



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, November 2, 2023.

Packet Pages:

- 2 Agenda
- 3-5 Draft Meeting Minutes from 10/5/23
- 6-11 Revenue & Permit reports for September 2023
- 12-13 Violation Reports
- 14 Public Hearing Notice
- 15-39 **Item #1: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.
- 40-50 **Item #2: Applicants:** Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.
- 51-60 **Item #3: Owners:** Dennis & Mary McConnell, **Location:** N6647 Valley View Dr., **Parcels:** 004-00222-0200 &-0600. **Legal Description:** Lots 1 & 2 of CSM 1154, located in Section 11, T16N, R13E, ±5 acres. **Request:** The owners are requesting a rezone from A2, General Agriculture district to R1, Single-family residence district.

If you have questions or need additional information,
please contact the Land Use Planning & Zoning Department at (920) 294-4156



GREEN LAKE COUNTY OFFICE OF THE COUNTY CLERK

Matt Kirkman
Director

Office: 920-294-4156
FAX: 920-294-4198

Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, November 2, 2023 Time: **9:00 AM**
Green Lake County Government Center, County Board Room
571 County Rd A, Green Lake WI

AGENDA

Committee Members

Curt Talma, Chair
Chuck Buss, Vice-Chair
Bill Boutwell
Gene Thom
Harley Reabe

Secretary: Vacant

Virtual attendance at meetings is optional. If technical difficulties arise, there may be instances when remote access may be compromised. If there is a quorum attending in person, the meeting will proceed as scheduled.

1. Call to Order
2. Certification of Open Meeting Law
3. Pledge of Allegiance
4. Minutes of 10/05/2023
5. Staff Updates
6. Department Activity Reports
 - a) Financial reports
 - b) Land use & septic permits
 - c) Violation reports
7. Public Comment (3 minute limit)
8. Public Hearing: (Not to begin before 9:30 AM)

Each item below will consist of:

- a) Public Testimony/Comment: 3-minute time limit
- b) Committee Discussion & Deliberation
- c) Committee Decision
- d) Execute Ordinance/Determination Form

Item #1: Applicants: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

Item #2: Applicants: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

Item #3: Owners: Dennis & Mary McConnell, **Location:** N6647 Valley View Dr., **Parcels:** 004-00222-0200 &-0600. **Legal Description:** Lots 1 & 2 of CSM 1154, located in Section 11, T16N, R13E, ±5 acres. **Request:** The owners are requesting a rezone from A2, General Agriculture district to R1, Single-family residence district.

9. Committee Discussion
 - a) Future Meeting Dates: December 7, 2023 @ 9:00 AM
 - b) Future Agenda items for action & discussion
10. Adjourn

Microsoft Teams meeting: This meeting will be conducted through in person attendance or audio/visual communication. Remote access can be obtained through the Microsoft Teams link on the agenda posted on the County website's Events Calendar:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 296 349 313 972

Passcode: 9VUWqS

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 920-515-0745,,516863131#](#) United States, Green Bay

Phone Conference ID: 516 863 131#

[Find a local number](#) | [Reset PIN](#)

Please accept at your earliest convenience. Thank you!

[Learn More](#) | [Help](#) | [Meeting options](#) | [Legal](#)

Please note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or Audio assistance, should contact the County Clerk's Office, 294-4005, not later than 3 days before date of the meeting.

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, October 5, 2023**

CALL TO ORDER

Planning & Zoning Chair Curt Talma called the meeting of the Land Use Planning and Zoning Committee to order at 9:04 AM in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met. Public access was available via remote programming as well as in person.

Present: Bill Boutwell (phone), Harley Reabe, Curt Talma

Absent: Chuck Buss, Gene Thom

Also Present: Matt Kirkman, Land Use Planning and Zoning Director; Samantha Stobbe, Deputy County Clerk; Noah Brown, Land Use Specialist (virtual); Maxwell Richards, Land Use Specialist; Jeff Mann, Corporation Counsel

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

Recess for 10 minutes to create a quorum

Back in session, quorum created. Bill Boutwell via telephone.

APPROVAL OF MINUTES

Motion/second (Reabe/Talma) to approve the minutes of the September 7, 2023 meeting. Motion carried with no negative vote.

STAFF UPDATES

Matt Kirkman stated the Land Use Coordinator/Technician position will be starting on Monday and the Planning and Zoning office will be at full staff.

REVIEW, DISCUSS, AND POSSIBLE ACTION FOR REZONE REQUEST FROM JOHN & DAWN WALZ TO REZONE ±3.95 ACRES FROM R1 TO R4. PUBLIC HEARING HELD ON 9-7-23.

Last month the information was not presented from the Town of Marquette on the property. This month a resolution was sent from the Town of Marquette regarding this property. Discussion held.

Motion/second (Reabe/Boutwell) postpone decision on rezone request indefinitely. Motion carried with no negative vote.

NON-CONFORMING PARCEL PROJECT UPDATE

Matt Kirkman stated that the project is slowly moving along. He has gone to a few towns meetings and will be going to a few more.

PUBLIC HEARING – 9:30 AM

Chair Talma read the rules for the Public Hearing

- Applicant: Philip A. Mirr
Legal description: Parcel 004-00444-0000, part of the SW1/4 of S19,T16N,R13E, Town of Brooklyn, ±1.15 acres

Explanation: Conditional Use Permit for contractor's yard and a single family residential use to be occupied by the owner of the commercial use.

Chair Talma called for public input (3 minute limit) three times. Public input closed.

P&Z Director Matt Kirkman presented staff comments. Kirkman stated there was no action taken by the Town of Brooklyn.

Motion/second (Reabe/Talma) to approve the conditional use permit with the conditions listed. Discussion held. Motion carried with no negative vote.

- Applicant: Richard L. & Carla Ann Hargrave
Legal Description: Parcels: 002-00625-0000, 0100, 0200 & 002-00536-0200 & 0300, all being part of the N1/2 of S33, T17N, R13E, Town of Berlin, ±77.5 acres
Explanation: Rezone ±2 acres of A1, Farmland Preservation District, and ±4.5 acres of R1, Single-family residence district to R4, Rural Residential District and Rezone ±1.5 acres of R1, Single-family Residence District to A1, Farmland Preservation District.

Chair Talma called for public input (3 minute limit) three times. Public input closed.

P&Z Director Matt Kirkman presented staff comments. Kirkman stated that the property would be better suited for the proposed rezone throughout the request. Town of Berlin did not object and approved the request at their September 18th meeting.

Motion/second (Reabe/Boutwell) to approve rezone in the Town of Berlin. Motion carried with no negative vote.

Chair Talma closed the Public Hearing.

DEPARTMENT ACTIVITY REPORTS

- **Financial Reports** – P&Z Director Matt Kirkman went over the submitted financial reports.
- **Land Use and Septic Permits** – P&Z Director Matt Kirkman stated that approximately \$5.3 million worth of valuation has been added to the County this month.
- **Violation Reports** – P&Z Director Matt Kirkman provided an update on the submitted violations report. Three more have been resolved since last month.

PUBLIC COMMENT (3 MINUTE LIMIT)

Fran Hill, W1568 Sandstone Rd, Ripon – spoke regarding concern for the lack of follow through and action being taken on a property in regards to cesspool formation.

Mike Streit, W1462 Spring Grove Rd, Ripon – spoke regarding the lack of action regarding the same property as Fran Hill.

John Walz, Hastings, NE. – regarding his property at W6726 Puckaway Road, Town of Marquette. Discussed the inaccuracies in the resolution brought forth by the Town of Marquette.

Timothy Harder, N3150 Fiann St., Markesan – currently looking to purchase properties to the north of the Puckaway Road rezone. Thanked the committee for their time and attention to this matter.

Cathy Anastasi, W6667 Hill St., Markesan – Read a letter from the Town of Marquette Board Chairman, speaking against the Rezone of Walz property.

Phil Anastasi, W6667 Hill St., Markesan – Spoke against the Walz property in the Town of Marquette.

PUBLIC APPEARANCE: AMISH COMMUNITY OF GREEN LAKE COUNTY, SAMUEL MAST, GERALD HOCHSTETLER, DAVID SCHMUCKER AS REPRESENTATIVES TO DISCUSS SMALL ACREAGE HOME BUSINESSES

Gerald Hochstetler, W4260 Grand River Rd., Markesan – Thanked the committee for their time, wanted the committee to know that the Amish community wants to be compliant with the Zoning offices, yet the Conditional Use Permits are not always conducive to small businesses on their properties. He looks forward to working with the office/committee. Discussion held. P&Z Director Matt Kirkman was directed by the committee to look into what surrounding counties are doing regarding the issues the Amish community are facing with compliance issues. Matt Kirkman stated that now is a good time to have these discussions as the comprehensive plan is being redone in 2025.

FUTURE COMMITTEE ACTIVITIES

- a. Next meeting date – November 2, 2023 @ 9:00 AM
- b. Future agenda items for action & discussion

ADJOURN

Chair Talma adjourned the meeting at 10:15AM.

Respectfully submitted,

Samantha Stobbe
Deputy County Clerk

**GREEN LAKE COUNTY
LAND USE PLANNING ZONING DEPARTMENT**

FEES RECEIVED	SEPTEMBER				YEAR-TO-DATE				BUDGET	
	2022		2023		2022		2023		2023	
	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT		
LAND USE PERMITS										
Total Monthly Issued Permits	27	6,850	-	-	196	48,400	140	\$ 40,650	\$ 60,000	68%
SANITARY PERMITS (POWTS)										
Total Monthly Issued Permits	12	3,585	-	-	61	16,960	50	\$ 13,675	\$ 26,000	53%
NON-METALLIC MINING PERMITS										
Annual Permit Fees	-	-	-	\$ -	18	15,200	20	\$ 16,550	\$ 15,200	109%
BOARD OF ADJUSTMENT										
Special Exception	-	-	-	-	-	-	-	-	-	-
Variances	-	-	-	-	3	1,125	-	-	-	-
Appeals	-	-	-	-	1	375	-	-	-	-
Total	-	\$ -	-	\$ -	4	\$ 1,500	-	\$ -	\$ 1,500	0%
PLANNING & ZONING COMMITTEE										
Zoning Change	-	-	-	-	7	2,625	5	1,875	-	-
Conditional Use Permits	-	-	-	-	14	5,250	9	3,000	-	-
Variance	-	-	-	-	1	450	-	-	-	-
Total	-	\$ -	-	\$ -	22	\$ 8,325	14	\$ 4,875	\$ 8,525	57%
MISC.										
Wisconsin Fund	-	-	-	-	-	-	-	-	-	-
Fines & Forfeitures	3	300	-	-	5	400	20	7240	-	-
Total	3	\$ 300	-	\$ -	5	\$ 400	20	\$ 7,240	-	-
SURVEYOR										
Certified Survey Maps	3	540	-	-	32	5,595	19	3,270	6,500	-
Preliminary and Final Plats	-	-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor	-	-	-	-	1	9,500	-	-	9,500	-
Total	3	\$ 540	-	\$ -	33	\$ 15,095	19	\$ 3,270	\$ 16,000	20%
GIS (Geographic Information System)										
Map Sales	-	-	-	-	1	15	-	-	-	-
Land Records Transfer	-	-	-	-	-	-	-	-	25,000	-
Land Information Grant	-	-	-	-	-	-	-	-	10,000	-
Total	-	\$ -	-	\$ -	1	\$ 15	-	\$ -	\$ 35,000	0%
GRAND TOTAL										
	45	11,275	-	-	340	105,895	259	85,160	\$ 162,225	
									Total	52%

For 01/01/23 - 09/30/23

Expenditure Summary Report

FJEXS01A

Periods 01 - 09

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
23-100-10-53610-110-000 Salaries	322,851.00	.00	209,644.02	209,644.02	113,206.98	64.94
23-100-10-53610-140-000 Meeting Payments	940.00	.00	.00	.00	940.00	.00
23-100-10-53610-151-000 Social Security	24,701.00	.00	16,200.86	16,200.86	8,500.14	65.59
23-100-10-53610-153-000 Ret. Employer Share	21,956.00	.00	14,841.86	14,841.86	7,114.14	67.60
23-100-10-53610-154-000 Health Insurance	65,459.00	.00	52,631.14	52,631.14	12,827.86	80.40
23-100-10-53610-155-000 Life Insurance	321.00	.00	291.07	291.07	29.93	90.68
23-100-10-53610-210-002 Professional Services	9,500.00	.00	4,879.50	4,879.50	4,620.50	51.36
23-100-10-53610-210-003 Miscellaneous Fees	300.00	.00	80.00	80.00	220.00	26.67
23-100-10-53610-225-000 Phone Service	618.00	.00	242.79	242.79	375.21	39.29
23-100-10-53610-242-000 Print Management	300.00	.00	179.40	179.40	120.60	59.80
23-100-10-53610-307-000 Training	1,240.00	.00	354.71	354.71	885.29	28.61
23-100-10-53610-310-000 Office Supplies	1,290.00	.00	657.93	657.93	632.07	51.00
23-100-10-53610-312-000 Field Supplies	200.00	.00	44.16	44.16	155.84	22.08
23-100-10-53610-312-001 Non-Metallic Mining Expense	.00	.00	1,650.00	1,650.00	-1,650.00	.00
23-100-10-53610-320-000 Publications-BOA Public Hearing	800.00	.00	.00	.00	800.00	.00
23-100-10-53610-320-001 Publications-PZ Public Hearing	3,000.00	.00	1,993.00	1,993.00	1,007.00	66.43
23-100-10-53610-321-000 Seminars	930.00	.00	400.00	400.00	530.00	43.01
23-100-10-53610-324-000 Member Dues	130.00	.00	100.00	100.00	30.00	76.92
23-100-10-53610-330-000 Travel	832.00	.00	556.00	556.00	276.00	66.83
23-100-10-53610-352-000 Vehicle Maintenance	838.00	.00	561.05	561.05	276.95	66.95
53610 Code Enforcement	456,206.00	.00	305,307.49	305,307.49	150,898.51	66.92
10 Land Use Planning and Zoning	456,206.00	.00	305,307.49	305,307.49	150,898.51	66.92

Land Use Permits: 09/01/2023 - 09/30/2023

Town of Berlin

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13501	002002720000	N8566 STATE ROAD 49	09/18/2023	ALL SAINTS CONGREGATION	\$20,000.00	Accessory Structure - Sign	ASC provided actual areas for the Sign letters and words. Total area came to		
13492	002004510100	W128 COUNTY ROAD V	09/05/2023	BETH ANN PENCE	\$28,200.00	Accessory Structure - Agricultural Building	Pole building with gravel base.		
None									

Town of Brooklyn

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13512	004021370000	No Address Available	09/27/2023	LILYA KELTY, MICHAELJ KELTY	\$805,000.00	Accessory Structure - Attached Garage	Three car attached garage, insulated and finished	Accessory Structure - Attached Deck/Patio	Treated lumber with composite railing deck
13511	004009750201	N5734 SUSAN ST	09/27/2023	RODNEYHAROLD REED, TERRILYNNE REED	\$1,500.00	Additions / Alterations - Addition/Alteration to Accessory Structure	Lean two addition to the 14x28 shed under permit number 13381		
13506	004021420000	W2406 EAGLES ROOST LN	09/21/2023	CAROLYN BICKERT, TIMOTHY BICKERT	\$480,000.00	Accessory Structure - Porch	Screen Porch	Principal Structure - Single Family	Single Family home with attached garage 3481 livable sqft
13497	004010730000	W3197 ORCHARD AVE	09/20/2023	JULFAM LLC	\$1,000,000.00	Accessory Structure - Porch	Screened Porch	Accessory Structure - Retaining Walls	West Retaining Wall
13496	004008390200	W3251 PRINCETON RD	09/07/2023	ALLISON POLCYN, NOAH POLCYN	\$31,400.00	Accessory Structure - Attached Deck/Patio	Deck		

Town of Green Lake

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13515	006016590000	N5207 FOREST GLEN BEACH RD	09/28/2023	LEANN HARBAUGH, MARK HARBAUGH	\$115,000.00	Accessory Structure - Stairs/Walkway	Side Walkway	Accessory Structure - Stairs/Walkway	Spiral Staircase
13510	006010290000	W1796 SANDSTONE AVE	09/25/2023	MARYBETH ZINDRICK	\$80,000.00	Additions / Alterations - Addition/Alteration to Principal	Wrap around addition to make bedrooms bigger		
13509	006010650000	W1325 SPRING GROVE RD	09/26/2023	SOUTHSHORE TERRACE HOA INC	\$230,000.00	Accessory Structure - Porch	Covered Porch	Principal Structure - Single Family	Mobile Home
13508	006010650000	W1325 SPRING GROVE RD	09/26/2023	SOUTHSHORE TERRACE HOA INC	\$230,000.00	Accessory Structure - Porch	Covered Porch	Accessory Structure - Retaining Walls	Retaining Wall
13507	006010650000	W1325 SPRING GROVE RD	09/26/2023	SOUTHSHORE TERRACE HOA INC	\$230,000.00	Accessory Structure - Porch	Covered Porch	Principal Structure - Single Family	Mobile Home
13505	006012660000	N3135 LAKE SHORE DR	09/21/2023	WILLIAM W & MARY M CORNELIS	\$95,000.00	Additions / Alterations - Addition/Alteration to Principal Structure	Addition to SFD		
13499	006010590000	W1312 SPRING GROVE RD	09/22/2023	W1312 SGR LLC	\$2,227,410.00	Accessory Structure - Porch	Screen Porch	Accessory Structure - Attached Deck/Patio	West Patio
13495	006007950104	W3087 COUNTY ROAD K	09/06/2023	JOEL SALZMAN, STACY SALZMAN	\$700,000.00	Accessory Structure - Porch	Covered Porch	Land Disturbing Activity - Driveways	Driveway

Town of Kingston

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None									

Town of Mackford

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13502	010001281001	W1835 E MANCHESTER ST	09/26/2023	MANUEL ORTIZ, NICHOLE ORTIZ	\$400,000.00	Principal Structure - Single Family	4 bedroom single family dwelling FD has basement	Accessory Structure - Attached Garage	two car garage 900 square feet
None									

Town of Manchester

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13504	012001350000	W4260 GRAND RIVER RD	09/20/2023	GERALD H & ROSANNA L HOCHSTETLER	\$135,000.00	Ag. Structure - Agricultural Building	Chicken Barn built of wood framing and metal siding/roof		
13493	012001330100	W4287 STATE ROAD 44	09/06/2023	FLOYD M & RUTH T BONTRAGER	\$1,000.00	Additions / Alterations - Addition/Alteration to Accessory	Addition to Ag Building		

Town of Marquette

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description

13513	014002850300	W6984 PUCKAWAY RD	09/27/2023	MARK B & LAURA A MILLER	\$150,000.00	Additions / Alterations - Addition/Alteration to Principal Structure	House addition to have storage in the basement and living space upstairs. The basement was going to be a bedroom, but will not be as the current POWTS system is undersized for the capacity. The existing deck will be removed for the addition.		
13491	014007950000	N2824 HILLTOP RD	09/01/2023	ANDREW T & DEBORAH L JAHNKE REVOCABLE TRUST	\$2,925.00	Accessory Structure - Accessory Structure	Carport		

Town of Princeton

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
13500	016001310600	N5846 ELYSIUM CT	09/15/2023	AARON G & ALICIA WEGNER	\$500.00	Accessory Structure - Fence	Open Fence and partial Privacy Fence		
13494	016019220000	N4736 N LAKESHORE DR	09/06/2023	JODEAN FURLONG, MARKFRANCIS FURLONG	\$99,999.00	Land Disturbing Activity - Slope Stabilization	Soil Bag Walls for Slope Stabilization		

Town of Saint Marie

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None									

Town of Seneca

Permit Number	Parcel Number	Site Address	Issued Date	Owner Name	Estimated Cost	Project_1 Type/SubType	Project_1 Description	Project_2 Type/SubType	Project_2 Description
None									

September Estimated Cost: \$7,062,934.00
YTD Estimated Cost: \$38,810,309.00

Sanitary Permits: 9/1/2023 - 9/30/2023

Permit Number	Parcel Number	Address	Owners	Date Issued	Permit Type	SystemType	Plumber Name
202324058	010001520100	W1690 COUNTY ROAD S	KURTIS NESS, STELLAR NESS	9/11/2023	Replacement System	Conventional (Non-Pressurized)	Ben Kinas
202324061	006010220701	W1740 SANDSTONE AVE	MAUREEN WOOD, SIMON WOOD	9/22/2023	Reconnect	Conventional (Non-Pressurized)	Ben Kinas
202324066	016016000200	W5310 OXBOW TRL	VICKIL SCHULTZ	9/29/2023	New System	Conventional (Non-Pressurized)	Ben Kinas
202324063	010001281001	W1835 E MANCHESTER ST	MANUEL ORTIZ, NICHOLE ORTIZ	9/26/2023	New System	Conventional (Non-Pressurized)	Dustin Hoffmann
202324065	004010910000	N5585 COUNTY ROAD A	THE J&S NOVAK FAMILY REVOCABLE TRUST	9/28/2023	Replacement System	Holding Tank	Jeffrey Novak
202324059	016006250100	W5996 COUNTY ROAD J	ANGELAL KRAUSE, DAVIDM KRAUSE	9/19/2023	New System	Conventional (Non-Pressurized)	Steve Cardinal
202324060	020000570000	W2957 COUNTY ROAD F	DONNAMAE ZIETLOW	9/19/2023	Replacement Tank Only	Conventional (Non-Pressurized)	William Thoma
202324064	016007680000	W5902 STATE ROAD 23	MICHAEL PIERCE	9/26/2023	Replacement System	Conventional (Non-Pressurized)	William Thoma

Additional Explanation	Permit Fee\$ County	Permit Fee \$ (DSPS)	
3 Bed House	\$280.00	\$100.00	
reconnect	\$280.00	\$0.00	
1 Bed House	\$280.00	\$100.00	
4 Bed SFD	\$280.00	\$100.00	
6 Bed House	\$455.00	\$0.00	
4 Bed House	\$280.00	\$100.00	
2 Bed House	\$0.00	\$0.00	
3 Bed House	\$280.00	\$100.00	

Total: **\$2,135.00** **\$500.00**

Land Use Violations Report

First Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
002002260200	W282 County Road V	Stanley Hallman	13532	Zoning, POWTS	No LUP for conversion of Ag building to house, No reconnection permit for sanitary system, House not being lived in by owner / operator of the farm.
014005110201	N2875 Nicolet Rd	Carolyn & Corneal Troyer	13383	Zoning, Junk	Movement of mobile home and construction of basement without a permit. Inoperable camper/mobile home and trailer/trailer frame. Junk includes: plastic drums, metal drums, ac unit, chest freezers, appliances, propane tanks, bins, buckets, lumber, etc. scattered throughout property. 3 boats on property when two rec vehicles allowed on R-4 zoned parcel. Waiting on certified mail receipt. Otherwise will have Sheriff's deputy serve the notice
006005810101	N2730 WELK RD	Ashley & Rick Ruck	13442	Zoning	Storage of recreational trailer on R1 lands with no dwelling unit. Processing of logs to firewood for commercial sale.
008004680000	W6502 STATE ROAD 44	Carolee Miller	13533	Shoreland	No LUP and building within the shoreland setback

Second Notice

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
020004510000, 020004510000	Hopp Road Right of way	Hopp	13395	Floodplain	Installed three sets of three culverts in 2008 without WDNR or County Zoning approval. Resolution is to remove all three sets of culverts to restore natural flooding conditions. Update: Joe said he would work with the Town's attorney to draft a legal letter to Mike Arrowhead of Walleyes for Tomorrow. The letter would be worded in such a way that Walleyes for Tomorrow will be responsible for removing the culvert sets on both parcels.
004003750100	N6264 N Lawson Dr	David Santee	13460	Zoning	Operating a long term rental in a zoning district that does not allow long term rentals as an allowed use.

Sent to Corp. Counsel

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description
004003750100	N6264 N lawson Dr	David Santee	13356	Zoning	Establishing a residence without a conditional use permit on C-2 parcel.

Monthly Violations Resolved

2

YTD Violations Resolved

19

Mirr
Schmeckpeper

POWTS Violation Report

First Notice:

Parcel Number	Site Address	Owner Name	Permit #	Violation Type	Violation Description	Additional Information
016004630000	N4487 MAPLE LN	KLEIN, JUSTIN T	58848	POWTS Failure	Tank not Watertight	Has new permit
016007980501	N5588 LOCK RD	KUJAC, THOMAS	202024007	POWTS Failure	Has wastewater from washer two sinks two baths and possibly one toilet running out of a pipe from the house to the ground surface. Otherwise septic system is new and ok but not all wastewater is ran into it.	House was placarded by Health Department. Violation Process on Hold
016008010300	N5589 LOCK RD	CALAMITA, TAMI LYNN	37516	POWTS Failure	Tank not Watertight	Has new permit
010005620400	W1645 LAKE MARIA RD	DAVISON, STEVEN ANNA	18147	POWTS Failure	Tank not Watertight	Has new permit

Second Notice:

006001980000	W591 THOMAS RD	WILKE CARL H	624010	POWTS Failure	Tank not Watertight	Has new permit
006003320000	W2353 CENTER RD	ALBRECHT PAUL C; ALBRECHT VALERIE	201624077	POWTS Violation	Shed was converted to house Holding tank is not allowed and is not sized for the new residential use	Has new permit
006010220701	W1740 SANDSTONE AVE	WOOD MAUREEN ; WOOD SIMON	159178	POWTS Failure	Tank not watertight	Has new permit
016000090000	N6123 SWAMP RD	HEBBE JAMES A	1624006	POWTS Failure	Tank not Watertight	Working with Kinas to install a new system.
016007700000	W5897 STATE ROAD 23	HAZELWOOD WANETTA ET AL	26752	POWTS Failure	Tank Failure	Has new permit
014001720000	W5156 PINE RD N	HEINECKE, RANDAL R ET AL	26724	POWTS Failure	Tank Failure	Per CC restarted violation notice process.
006010221104	N5107 SANDSTONE AVE	VANDERVELDE NANCY	624041	POWTS Failure	Tank not watertight	
006010221105	N5113 SANDSTONE AVE	VANDERVELDE NANCY	624042	POWTS Failure	Tank not watertight	

Corp Counsel:

008005940000	W6521 W NORTH ST	BARKER RHONDA K	11	POWTS Failure	Tank Failure	
016009230000	W5886 WALTER WILLIAMS R	PROG ROD-GUN CLUB	10024249	POWTS Violation	Tank Failure	Has new permit
016009230000	N4939 RAY SHORTER RD	PROG ROD-GUN CLUB	10024253	Conversion	Tank Failure	Has new permit
016009230000	N4922 RAY SHORTER RD	PROG ROD-GUN CLUB	10024256	POWTS Failure	Tank Failure	Has new permit
002002110000	N8725 WHITE RIDGE RD	BEDNAREK DAVID ; BLOCK KELIE J	131	POWTS Failure	Tank unsound	Tank abandonment in process
004009950000	N5552 OLD OAK LN	PAFF, REAL ESTATE TRUST FREDERICKA	10024391	POWTS Failure	System is a Cesspool	Has new permit
016005550000	N6682 COUNTY ROAD Y	SWANKE RICHARD S	1624049	POWTS Violation	Two manufactured homes with plumbing fixtures not connected to an approved POWTS or sewer. County chapter 334-5(A) and SPS 382.10(2)(d)-Working on an existing POWTS without a permit. County Chapter 334-8 and SPS 383.21	Owner working with Wagner Exc.

NOTICE OF PUBLIC HEARING

The Green Lake County Land Use Planning and Zoning Committee will hold a public hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, WI, on **Thursday, November 2, 2023, at 9:30 a.m.** to consider the following requests:

Item #1: Applicants: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

Item #2: Applicants: Green Lake County Land Use Planning & Zoning Committee **Request:** The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County, to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Marquette, Mackford & Manchester.

Item #3: Owners: Dennis & Mary McConnell, **Location:** N6647 Valley View Dr., **Parcels:** 004-00222-0200 &-0600. **Legal Description:** Lots 1 & 2 of CSM 1154, located in Section 11, T16N, R13E, ±5 acres. **Request:** The owners are requesting a rezone from A2, General Agriculture district to R1, Single-family residence district.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

Publish: October 19, 2023

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

November 2, 2023

ITEM I: COMPREHENSIVE PLAN AMENDMENT

APPLICANT:

Green Lake County, Land Use Planning & Zoning Committee

REQUEST: The Land Use Planning & Zoning Committee is requesting an amendment to the County's comprehensive plan's farmland preservation plan maps as it relates to the Towns of Brooklyn, Green Lake, Mackford, Manchester & Marquette.

PARCEL NUMBER / LOCATION: The parcels affected by this proposed amendment are in the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette as identified by the attached map.

ADDITIONAL INFORMATION / ANALYSIS: The Department of Agriculture, Trade and Consumer Protection (DATCP) certified the update to the Farmland Preservation Plan in 2016, and the County Board adopted it as part of its comprehensive plan. Any amendment to the Farmland Preservation Plan requires a comprehensive plan amendment.

In 2018, the Town Berlin, by dissolving their extraterritorial zoning authority (ETZA) forced a zoning map amendment which required a Farmland Preservation / comprehensive plan amendment. The Land Use Planning & Zoning Department took this opportunity to try and resolve any nonconforming parcels (to area or use) that could be identified. The department contacted the nonconforming parcel property owners, explained the zoning map amendment process, and 50 or so property owners elected to participate in the project. Since the conclusion of this zoning map amendment project, this department has realized reduced zoning conflicts, increased permitting efficiencies, and overall better customer service.

Presently, the remaining five (5) zoned townships of Brooklyn, Green Lake, Mackford, Manchester and Marquette have a number of nonconforming parcels (to area or use) that would also benefit from a zoning map amendment. In order to approve the zoning map amendment the Farmland Preservation Plan maps must be revised. These maps must indicate that any lands proposed to be rezoned to A1, Farmland Preservation district are planned and identified as Farmland Preservation Area. Similarly, all parcels proposed to be rezoned out of A1, Farmland Preservation District must be planned and identified as areas of nonagricultural development.

DATCP is the administrative agency that administers the State's Farmland Preservation Program. DATCP requires Counties to submit an application for any amendments to a County's Farmland Preservation Plan. In this case, only 5 of the 6 Farmland Preservation Plan maps are being revised. DATCP requires a review of the proposed maps to make sure they are consistent with the County's certified plan (2016). On August 14, 2023 DATCP recertified the proposed Farmland Preservation Plan maps. Therefore, the County is free to approve the comprehensive plan amendment and the related zoning map amendment.

SUGGESTED CRITERIA: When considering a request for an amendment to a comprehensive plan, it may be helpful to examine the following criteria:

1. The proposed change would be more consistent with the comprehensive plan’s existing goals, objectives, and policies.
2. The proposed change would be more consistent with the Farmland Preservation Plan’s goals, objectives, and strategies.
3. The proposed change would better fit the predominant uses and development pattern in the surrounding area.
4. Conditions in the area have changed sufficiently to warrant the proposed amendment.

STAFF COMMENTS: The following county staff comments are based on the previously stated criteria:

- 1) The County comprehensive plan’s goal is to preserve farmland and the rural characteristics of the county. The County achieves this through the guidance afforded by the Farmland Preservation Plan. The mapping changes being proposed herein increase the total amount of acreage identified as “Farmland Preservation Areas” thus furthering the accomplishment of this goal.
- 2) This comprehensive plan amendment is consistent with the Farmland Preservation Plan’s goal of preserving farmland as more farmland would be identified as “Farmland Preservation Areas.”
- 3) The proposed changes to the Farmland Preservation Plan’s map represent outreach and agreements between the Land Use Planning & Zoning Department and the property owners. It is the Department’s position that these changes create a better fit to the agricultural or agriculturally related uses of the affected parcels and the surrounding area.
- 4) There has been no abrupt change to conditions in these areas, however, the creation of the R4 zoning district in 2006 opened-up a more agriculturally consistent zoning district for rural residential properties, that property owners in these Townships have not had an equal opportunity (as compared to the Town of Berlin) of which to take advantage.

The Land Use Planning and Zoning Committee has several options in this regard and they are as follows:

- Forward onto the County Board with recommendation to adopt as proposed.
- Hold another public hearing to take additional public comment.
- *Reject as proposed.

* In the event that these amendments are not adopted, owners of these properties will be adversely affected. In many cases the parcels are used in a nonconforming manner when aligned with their zoning district. In other cases the parcel does not meet the area requirements of a zoning district that can permit their current nonconforming use. In either case these property owner stand to be negatively impacted by the zoning ordinance if and when they chose to improve their properties.

TOWN INPUT: An Action Form requesting Town of Brooklyn’s, Green Lake’s, Mackford’s, Manchester’s and Marquette’s input was mailed on September 12, 2023. The Town of Brooklyn took no action on this request and alternatively asked the County to notify the adjoining property owners of the comprehensive plan amendment. The Town of Green Lake chose to hold another Town meeting on November 6th. The Towns of Mackford, Manchester, and Marquette all **did not object to and approved** of the comprehensive map amendment.



Land Use Planning & Zoning Department

County Government Center
571 County Road A
Green Lake, WI 54941

Phone 920-294-4156 Website: <http://www.greenlakecountywi.gov/>

Land Development Code Enforcement County Surveyor GIS Land Information

Date: July 12, 2023

To: Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)

From: Matt E. Kirkman
Land Use Planning & Zoning Director
Green Lake County
Wisconsin

RE: Farmland Preservation Plan Amendment Certification Application

To Whom it may concern:

Attached please find Green Lake County's Application for Certification of map amendments to the 2016 Farmland Preservation Plan.

In 2017 and 2018 Green Lake County applied to DATCP to amend its 2016 Farmland Preservation Plan Maps as well as its Farmland Preservation Zoning Ordinance. This effort was successful in obtaining DATCP certification and the County Board adopted both amendments.

Green Lake County has been doing its best to keep within the guidelines of the Farmland Preservation Plan. In our 2018 request, there was an allotment of parcels that were included in the Farmland Preservation Plan amendment that were not part of the City of Berlin's ETZA dissolution. These parcels were identified as ... nonconforming to required dimension or use. The property owners were contacted, the nonconformities were identified, and some of the property owners chose to be included in the map amendment. The result has been an improvement in customer service as well as a reduction in zoning changes, violations, and all the associated staff time.

Now five years later, Green Lake County would like to tackle the remainder of its zoned Towns as it relates to parcels that are nonconforming to dimensions or use. A number of parcels have been identified in the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette. Here again, the property owners were contacted, the nonconformities were identified and 100 of these property owners chose to take part in this map amendment project. As a result the Zoning and Farmland Preservation maps for the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette have to be amended. However, the text of the Farmland Preservation Plan is not being amended.

Green Lake County had adopted its Farmland Preservation Plan as part of its Comprehensive Plan. As a result, this letter further informs DATCP that Green Lake County is in the process of amending the 2016 Comprehensive Plan. Once DATCP is able to certify these changes to the Farmland Preservation Plan map, the County can adopt the Farmland Preservation Plan Map amendments as an amendment to its Comprehensive Plan. Adoption of the Comprehensive Plan amendment is scheduled to occur prior to January 1, 2024

The remainder of this letter addresses the required components as identified in the Farmland Preservation Application Form, specifically items 4 (a) to (f).

- a. As explained above Green Lake County adopted its Farmland Preservation Plan in February of 2016. In 2018 an allotment of nonconforming parcels in the Town of Berlin were resolved through a comprehensive plan and a zoning map amendment. This amendment produced a higher level of customer service as well as improved efficiencies with department staff. As a result of these successes, Green Lake County is looking to resolve a number of nonconforming parcels in the zoned Townships of Brooklyn, Green Lake, Mackford, Manchester and Marquette. An amendment to the comprehensive plan, by way of amending the Farmland Preservation Plan, and an amendment to the County's zoning map are required.

These changes represent a loss of 118 acres of lands planned as Farmland Preservation Area and an increase of 177 acres to be planned as Farmland Preservation Area. This is a net gain of 60 acres of Farmland Preservation Area planned lands. Also, it should be noted that lands planned as Farmland Preservation Area consist of 100% of lands zoned Farmland Preservation district (A1) as well as lands zoned M1 (Mineral Extraction district) and NRC (Natural Resources Conservancy district).

- b. As stated earlier, the Green Lake Farmland Preservation Plan was adopted in 2016 as part of the Agricultural, Natural and Cultural Resources Element of the Green Lake County Comprehensive Plan. In order to amend the Farmland Preservation Plan the Comprehensive Plan also needs to be amended per Ch. 66.1001 Wis. Stats. Once DATCP has certified this amendment, the Comprehensive Plan amendment related to the Farmland Preservation Plan map changes will be available for viewing on the County's website.
- c. These changes to the Farmland Preservation Plan map resulted from extensive review through aerial photography, historical permitting, and outreach. Once the property owners involved in the project provided their input, the Land Use Planning and Zoning Department began developing the proposed Farmland Preservation Plan and zoning maps. These maps will be shared with the Townships of Brooklyn, Green Lake, Mackford, Manchester and Marquette. These Townships will host public hearings that will display the proposed map changes. Further, Green Lake County will hold public hearings to recommend and formerly adopt the amendment to the Comprehensive Plan and the zoning map amendments. All meetings will include proper notice as required by State Statute. It is the wish of the Green Lake County Land Use Planning and Zoning Committee that DATCP certification of the revised Farmland Preservation Plan Maps is obtained prior to holding these public hearings.
- d. Green Lake County is pleased to report no unresolved issues between the County and Local Units of government. The zoning changes, driving these amendments to the Farmland Preservation Plan map, will have been thoroughly examined by the Towns.
- e. The Green Lake County Zoning Ordinance and the City of Berlin's Zoning Ordinance are currently the only certified farmland preservation ordinances within Green Lake County. Green Lake County administers zoning in six (6) of the counties' ten (10) townships. These townships include Berlin, Brooklyn, Green Lake, Mackford, Manchester, and Marquette. There are four (4) townships that have

not adopted the County's zoning ordinance and they are Kingston, Princeton, Saint Marie and Seneca.

- f. The primary contact for this application submittal is Matt E. Kirkman, Land Use Planning & Zoning Director, Green Lake County. A secondary contact is Noah Brown, Land Use Specialist, also with the Green Lake County Land Use Planning & Zoning Department. Noah has been involved in the aerial photography review, historical permitting research, and the outreach described above.

Please accept this Farmland Preservation Plan Amendment Certification Application for review. Should you have any questions regarding this application, please contact me per the information below. We look forward to certification and the continued implementation of the farmland preservation program in Green Lake County.

Sincerely,



Matt E. Kirkman, Land Use Planning & Zoning Director
Green Lake County
Land Use Planning and Zoning Department
571 County Road A
Green Lake, WI 54941

Phone 920-294-4175

Email mkirkman@greenlakecountywi.gov

County Application for Farmland Preservation Plan Certification

Applying for Plan Certification

To have your county plan or plan amendment certified, complete and submit all of the following to the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP):

- The attached APPLICATION FORM, signed by the county corporation counsel and the county planning director or chief elected official, and accompanied by the COVER LETTER signed by the County Planning Director.
- The county plan or plan amendment to be certified. Include plan text and maps, and spatial location data used to create the maps. If the Farmland Preservation Plan refers to sections or pages of the Comprehensive Plan, please attach the relevant portions of the Comprehensive Plan.
 - In Part B of the APPLICATION FORM, cite relevant page numbers in the plan where the requirements are met (use the space provided).
 - Maps and spatial location data should comply with the attached MAP AND SPATIAL LOCATION DATA INSTRUCTIONS

If the county intends to resolve inconsistencies between the Farmland Preservation Plan and the Comprehensive Plan by adopting language clarifying that the Farmland Preservation Plan supersedes the Comprehensive Plan, the county must include the superseding language in both the Farmland Preservation Plan and the Comprehensive Plan and must provide copies of the relevant pages from the Comprehensive Plan. (See *PART C*)

Submit all application materials in electronic form to: DATCPWorkingLands@wisconsin.gov. Enter “(County Name) County Plan Certification Request” in the subject line.

If submitting a hard copy send to the following address:

Wisconsin Department of Agriculture, Trade and Consumer Protection
Agricultural Resource Management Division
WORKING LANDS
PO Box 8911
Madison, WI 53708-8911

Review and Decision

- Within 10 business days after DATCP receives the application, DATCP will determine whether the application is complete. DATCP will not review an incomplete application for certification.
- If the application is complete, DATCP will grant or deny the application within 90 calendar days after the date of receipt.
- DATCP will normally grant or deny the application *based solely on the materials that you submit*, so please make sure that the materials are clear, complete and accurate.

Questions

Call 608-224-4604 or email DATCPWorkingLands@wisconsin.gov with any questions or problems.

Map and Spatial Data Instructions

A clear farmland preservation PDF map should:

- Be titled “Farmland Preservation Plan Map for (*County and Town Name*).”
- Clearly delineate the areas designated for farmland preservation. Farmland preservation area boundaries should follow existing parcel boundaries where possible.
- NOT display environmental or other “overlay” areas in a way that obscures or confuses the boundaries of an underlying farmland preservation area.
- Have a map scale of no greater than one inch = 2,000 ft. (1:24,000). It is recommended that a county plan map be submitted as a series of town maps. For example, a 6 mile by 6 mile township would meet the certification requirement if it could be printed on an 18” x 24” piece of paper.
- Show political boundaries (county, city, town, village), parcel boundaries, section lines, section numbers, roads and water bodies.
- Have a map legend that includes symbols for all data represented on the map, including farmland preservation area boundaries, political boundaries, parcel boundaries, section lines, roads, and water bodies.
- Identify mapped farmland preservation areas with titles that exactly correspond to plan text that applies to those areas.
- Identify map scale, north arrow, map date and map producer.
- Be submitted in .pdf or equivalent file format via an appropriate electronic data transfer method (email, ftp, cd, flashdrive, or other acceptable method).

Spatial location data used to create a farmland preservation map should:

- Be projected in the WTM83, NAD83(1991) coordinate reference system. Specify WTM – Meters.
- In the attribute table there should be a specific column that identifies which of the plan areas are to be certified and which are not. This can be achieved by adding a column titled “Certified” and indicating for each record if it is or is not located in the certified area. If the shapefile only shows the Farmland Preservation Plan area, the county only needs to describe in the metadata that the shapefile describes the plan area in its entirety.
- Include metadata written to the “Content Standard for Digital Geospatial Metadata (CSDGM), Vers. 2 (FGDC Metadata Standard).” This includes data source, producer, contact, and attribute definitions. Metadata should also indicate, in the “summary” section, that the map information is provided in support of the county’s request for certification of the county farmland preservation plan. List attributes and specify which plan areas are requested to be certified as Farmland Preservation areas.
- Be submitted in vector shapefile or equivalent file format via an appropriate electronic data transfer method (email, ftp, cd, flashdrive, or other acceptable method).
- Name the file in a manner that clearly identifies it as the farmland preservation plan data submitted for the jurisdiction (county).
- Email plan materials to DATCPWorkingLands@wisconsin.gov



Wisconsin Department of Agriculture, Trade & Consumer Protection
 Division of Agricultural Resource Management
 P.O. Box 8911
 Madison, WI 53708-8911
 (608) 224-4604

Farmland Preservation Plan Certification Application

COUNTY: Green Lake **DATE SUBMITTED:** 7-21-2023 **NAME OF AREA TO BE CERTIFIED:** FP Map Amendment
 Towns: Brooklyn, Green Lake, Mackford, Manchester & Marquette

The above-named county hereby requests certification, under s. 91.16, Wis. Stats., of the attached county farmland preservation plan (or plan amendment).

PART A: Enclosed Materials

In support of its plan certification request, the county submits *all* of the following materials:

1. The farmland preservation plan (or plan amendment) to be certified, including plan text and maps. Each map is clearly correlated with the plan text that applies to that map. All intended farmland preservation areas are clearly identified and mapped.
2. The spatial location data used to create each farmland preservation map.
3. Cited portions of the county comprehensive plan, if any (or a website link to that plan).
4. A *cover document*, signed by the county planning director or chief elected official, that does all of the following:
 - a. Concisely summarizes the farmland preservation plan (or plan amendment), including key changes from the county's last certified plan. The summary describes the extent and location of lands added to or removed from farmland preservation areas identified in the last certified plan, and explains why those lands were added or removed.
 - b. Concisely summarizes the relationship between the farmland preservation plan and county and local comprehensive plans, if any. The summary identifies key related portions of the comprehensive plan.
 - c. Concisely summarizes the steps (and timeline) by which the county developed the farmland preservation plan. The summary briefly describes the public hearing process, notice to other government units, input by other government units, and the process of county approval. It indicates which steps are completed, and which steps are planned but not yet completed.
 - d. Concisely summarizes key unresolved issues between the county and other government units, if any.
 - e. Lists all *certified* farmland preservation zoning ordinances (county and local) that are *currently in effect* in the county, and briefly describes any plans to update those ordinances. (Include exclusive agricultural zoning ordinances certified under the Farmland Preservation Law as it existed before July 1, 2009).
 - f. Identifies the primary contact person for correspondence related to the certification of the farmland preservation plan.
5. If the Farmland Preservation Plan supersedes inconsistencies in the County Comprehensive Plan, the Farmland Preservation Plan and the Comprehensive Plan both include language clarifying this and the proposed language to be added to the Comprehensive Plan is submitted along with the Farmland Preservation Plan.

PART B: CERTIFICATION

The county corporation counsel and the county planning director (or chief elected official) hereby certify that the farmland preservation plan (or plan amendment) attached to this application complies with s. 91.18, Wis. Stats., including the following applicable requirements:¹

	<u>Page Reference²</u>
1. The plan states the county’s policy <i>and goals</i> related to farmland preservation and agricultural development, including the development of enterprises related to agriculture.	_____
2. The plan identifies, describes and documents other development trends, plans, or needs that may affect farmland preservation and agricultural development in the county, including:	
▪ Population	_____
▪ Municipal expansion	_____
▪ Economic growth	_____
▪ Business development	_____
▪ Housing	_____
▪ Utilities	_____
▪ Transportation	_____
▪ Communications	_____
▪ Community facilities and services	_____
▪ Energy	_____
▪ Waste management	_____
▪ Environmental preservation (may include a map of natural resource areas and environmental corridors).	_____

¹ For a complete farmland preservation plan, the county corporation counsel and county planning director or chief elected official certify that the plan complies with *all of the listed requirements*. For plan *amendment*, they certify that the amendment complies with all of the listed requirements that are *relevant to that amendment*, and that the amendment *does not cause the amended plan to violate any of the listed requirements* (see s. 91.18(2), Wis. Stats.). The farmland preservation plan may comply with listed requirements by incorporating, by reference, required information from other parts of the county’s comprehensive plan.

² Cite the page number(s) in the county farmland preservation plan where the requirement is met. If the citation refers to the county comprehensive plan, cite the page reference followed by “CP.”

3. The plan identifies, describes and documents all of the following:

- Agricultural uses of land in the county at the time that the farmland preservation plan is adopted, including key agricultural specialties, if any (include maps where appropriate). _____
- Key agricultural resources, including available land, soil, and water resources. _____
- Key infrastructure for agriculture, including key processing, storage, transportation and supply facilities. _____
- Significant trends in the county related to agricultural land use, agricultural production, enterprises related to agriculture, and the conversion of agricultural lands to other uses. _____
- Anticipated changes in the nature, scope, location, and focus of agricultural production, processing, supply and distribution. _____
- Actions that the county will take to preserve farmland and promote agricultural development. _____
- Key land use issues related to preserving farmland and promoting agricultural development, and plans for addressing those issues. _____
- Policies, goals, strategies and proposed actions to increase housing density in areas other than farmland preservation areas. _____

4. The plan meets the following requirements for the designation of farmland preservation areas:

- Clearly identifies *farmland preservation areas* that the county plans to preserve for agricultural use and agriculture-related uses. (These may include undeveloped natural resource and open space areas but may not include any area that is planned for nonagricultural development within 15 years after the date on which the plan is adopted). _____
- Describes the rationale used to identify the farmland preservation areas and explains how the rationale was used to map plan areas. (The rationale may include criteria such as soil type; topography; agricultural productivity; current agricultural use; agricultural related infrastructure; and proximity to incorporated areas, major arterials, and rural subdivisions). _____
- Includes maps that clearly delineate the farmland preservation areas, so that a reader can easily determine whether a parcel is within an identified area (see “MAP AND SPATIAL LOCATION DATA INSTRUCTIONS”). _____
- Clearly correlates the maps with plan text to describe the type of land uses planned for each farmland preservation area on a map. There are no material inconsistencies within the plan, such as inconsistencies within the plan text, between the plan text and maps, or between maps. _____
- Identifies programs and other actions that the county and local governments within the county may use to preserve the farmland preservation areas. _____

PART C: CONSISTENCY BETWEEN THE FARMLAND PLAN AND THE COUNTY COMPREHENSIVE PLAN

If the County has a Comprehensive Plan, the County must include the Farmland Preservation Plan in its Comprehensive Plan under s. 91.10(2), Wis. Stats. The County should treat the Farmland Preservation Plan and the Comprehensive Plan as the same document rather than two separate plans. Because the Farmland Preservation Plan is part of the Comprehensive Plan, the entire document must be internally consistent.

If there are inconsistencies, the County may clarify that the Farmland Preservation Plan supersedes the Comprehensive Plan and any and all inconsistencies between the two shall be resolved in favor of the Farmland Preservation Plan. The County must include a statement in both the Comprehensive Plan and the Farmland Preservation Plan declaring that the Farmland Preservation Plan supersedes the Comprehensive Plan so that a person referring to either plan will be aware of each plan's relationship to the other. If inconsistencies appear in the maps, then the legends in both maps should include a note explaining that the Farmland Preservation Plan supersedes any inconsistencies with the Comprehensive Plan. If inconsistencies appear in the text, then the appropriate language should be added to the text where the inconsistencies are present.

To complete certification of the Farmland Preservation Plan, the County board must officially adopt the language in both the Farmland Preservation Plan and the existing Comprehensive Plan stating that, in the event of any specific inconsistency between them, the Farmland Preservation Plan takes precedence. The County should ensure that this clarifying language appears in the Farmland Preservation Plan that is submitted to the department. In addition, the County should submit the proposed amended pages from the Comprehensive Plan with the appropriate clarifying language.

Once the department approves the Farmland Preservation Plan for certification, the County board must adopt both the Farmland Preservation Plan in the form certified as well as the proposed language in the Comprehensive Plan clarifying the resolution of inconsistencies. Following adoption, the County must send documentation to the department that the Farmland Preservation Plan was adopted in the form certified and that the County also adopted the clarifying language in the Comprehensive Plan.

If the County does not take this step to clarify and resolve inconsistencies, the department will compare the Farmland Preservation Plan with the County Comprehensive Plan for consistency. In the event inconsistencies are found, the County will need to reconcile these inconsistencies either by changing the Farmland Preservation Plan or the Comprehensive Plan.

Signatures: I have reviewed the attached county farmland preservation plan (or plan amendment), and certify that it meets the applicable requirements for certification as listed above:

Signed and certified this 14th day of July, 2023

By: 
County Corporation Counsel

Signed and certified this 14th day of July, 2023

By: 
County Planning Director or County Chief Elected Official (circle one)



State of Wisconsin
Governor Tony Evers

Department of Agriculture, Trade and Consumer Protection
Secretary Randy Romanski

August 14, 2023

Matt Kirkman, Director
Green Lake County Land Use Planning & Zoning
571 County Road A
Green Lake, WI 54941

Re: Certification of the Green Lake County Farmland Preservation Plan Map Amendment

Dear Matt,

Attached is a department order certifying Green Lake County's Farmland Preservation Plan map amendment under s. 91.16, Wis. Stats. The certification process is now complete.

We look forward to working with you in the future on farmland preservation in Green Lake County. If you have any questions, feel free to contact me.

Sincerely,

Tim Jackson
Farmland Preservation Program
608-224-4630

Wisconsin - America's Dairyland

2811 Agriculture Drive • PO Box 8911 • Madison, WI 53708-8911 • Wisconsin.gov

An equal opportunity employer

**STATE OF WISCONSIN
DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION**

GREEN LAKE COUNTY FARMLAND PRESERVATION PLAN MAP AMENDMENT FOR THE TOWNS OF BROOKLYN, GREEN LAKE, MACKFORD, MANCHESTER AND MARQUETTE	ARM Division Docket No. 047-00000-P-16 M-0823 ORDER CERTIFYING AMENDMENT TO GREEN LAKE COUNTY'S CERTIFIED FARMLAND PRESERVATION PLAN THROUGH DECEMBER 31, 2025
---	--

INTRODUCTION

Green Lake County has asked the Department of Agriculture, Trade and Consumer Protection (“DATCP”) to certify a proposed amendment to the farmland preservation plan pursuant to s. 91.16, Wis. Stats. DATCP has considered the request and adopts the following decision:

FINDINGS OF FACT

- (1) DATCP is an agency of the State of Wisconsin, and is responsible for administering Wisconsin’s farmland preservation law under ch. 91, Wis. Stats., as repealed and recreated by 2009 Wis. Act 28.
- (2) Green Lake County is a county of the State of Wisconsin.
- (3) In order for a county and its residents to participate in the farmland preservation program, a county must have a state-certified farmland preservation plan. Among other things, the certified plan must clearly designate farmland preservation areas that the county plans to preserve for agricultural use.
- (4) Green Lake County currently has a state-certified farmland preservation plan. The current state certification is scheduled to expire on December 31, 2025.
- (5) Under s. 91.16(8), Wis. Stats., the certification of a farmland preservation plan does not cover any subsequent plan revision (adopted after July 1, 2009) unless DATCP certifies that plan revision.
- (6) On July 21, 2023, DATCP received from Green Lake County a request to certify an amended farmland preservation plan map for the towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette under s. 91.16, Wis. Stats. The county submitted the application in the form required under s. 91.20, Stats. The application included the certifications required under s. 91.20(3), Wis. Stats.
- (7) On July 21, 2023, DATCP confirmed by letter that the Green Lake County farmland preservation plan map amendment certification application was complete, and that DATCP would proceed to review the complete application.
- (8) Under s. 91.16(3)(a), Wis. Stats., DATCP may certify a county plan based on the county’s certification under s. 91.20(3), Wis. Stats., that the plan meets applicable certification standards under s. 91.18, Wis. Stats.

(9) DATCP may certify a farmland preservation plan if the plan meets applicable statutory standards under s. 91.18, Wis. Stats. DATCP may certify based on the representations contained in the county’s application, but may conduct its own review and verification as it deems appropriate.

(9) Under s. 91.10(2), Wis. Stats., the farmland preservation plan must be consistent with the county comprehensive plan, if the county has a comprehensive plan.

(10) Under s. 91.16(2)(b), Wis. Stats., the certification of an amendment to a certified farmland preservation plan expires on the date that the certification of the farmland preservation plan expires.

(11) Under s. 91.16(9), Wis. Stats., DATCP may withdraw its certification at any time if DATCP finds that the certified plan materially fails to meet applicable certification standards under s. 91.18, Wis. Stats.

CONCLUSIONS OF LAW

(1) Based on Green Lake County’s certification that the attached county farmland preservation plan map amendment for the towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette meets applicable certification requirements under s. 91.18, Wis. Stats., DATCP may certify that plan map amendment until December 31, 2025, the date that the Green Lake County farmland preservation plan expires.

(2) Certification does not apply to plan amendments made after the certification date, unless DATCP certifies those amendments.

(3) DATCP may withdraw its certification at any time if DATCP finds that the certified plan materially fails to meet applicable certification standards under s. 91.18, Wis. Stats.

ORDER

NOW, THEREFORE, IT IS ORDERED THAT:


(1) The proposed Green Lake County Farmland Preservation Plan maps for the towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette, dated July 19, 2023, are hereby certified under s. 91.16, Wis. Stats.

(2) The certified farmland preservation plan area for Green Lake County is titled “Farmland Preservation Areas.”

(3) This certification expires at the end of the day on December 31, 2025.

Dated this 14th day of August, 2023.

STATE OF WISCONSIN,
DEPARTMENT OF AGRICULTURE,
TRADE AND CONSUMER PROTECTION

By 

Robby Personette, Administrator
Division of Agricultural Resource Management

Parties for Purposes of Review Under s. 227.53, Wis. Stats.:

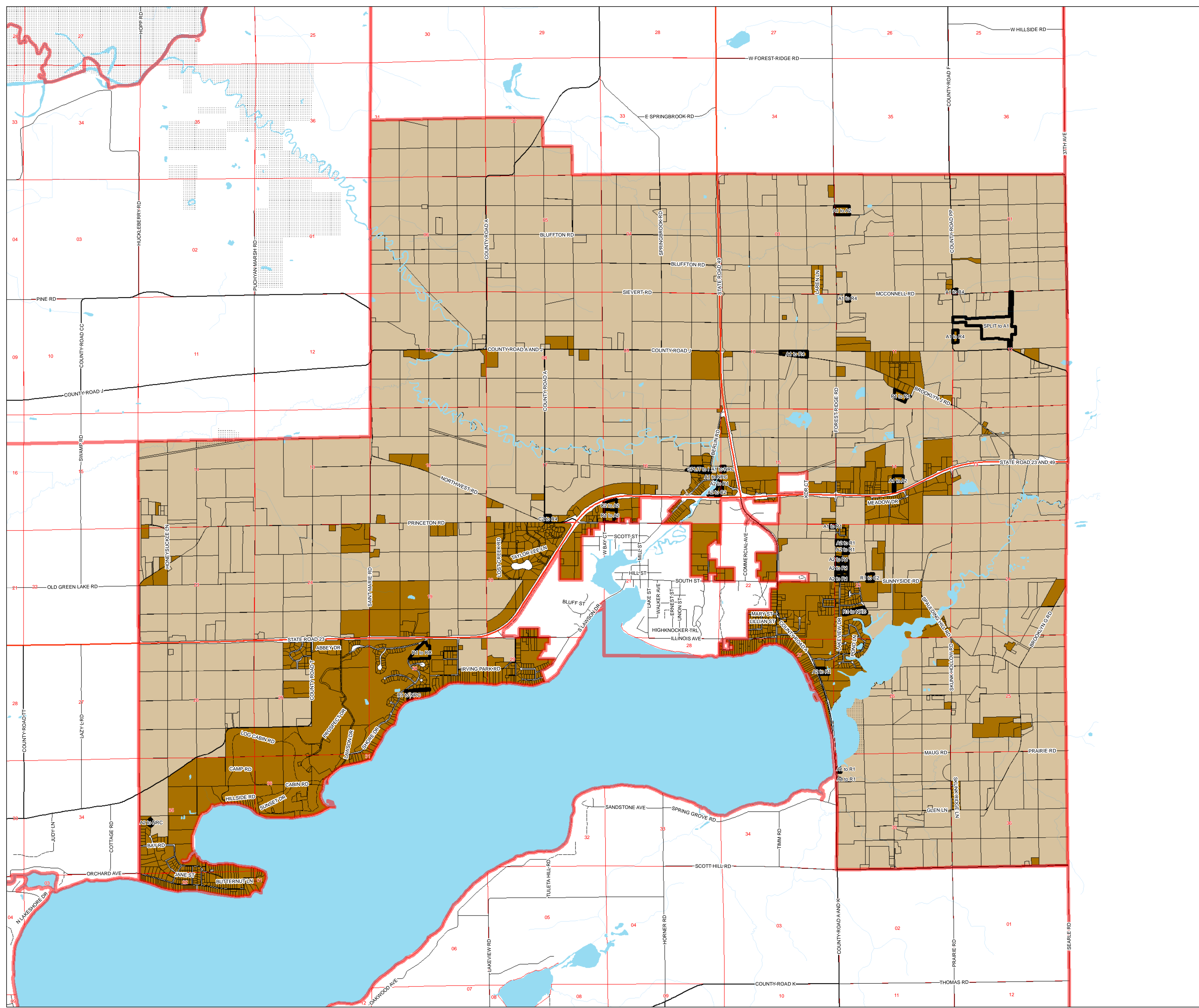
Green Lake County

Copies to:

Matt Kirkman, Director
Green Lake County Land Use Planning & Zoning Dept.
571 County Road A
Green Lake, WI 54941



TOWN OF BROOKLYN
Green Lake County, WI
Land Use Planning & Zoning



Farmland Preservation Plan Map Areas

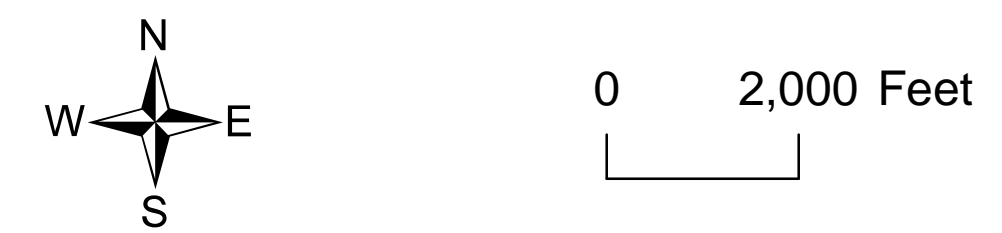
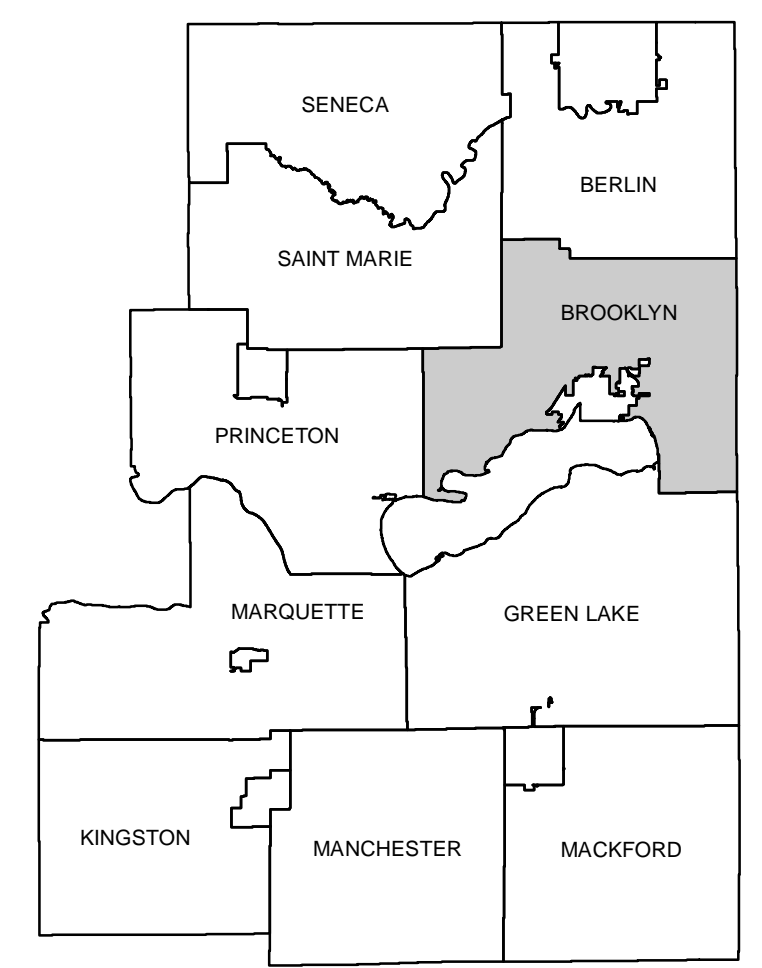
Proposed 2023

- Farmland Preservation Areas**
 - Areas of Agricultural Use and Agriculture Related Use
- Nonagricultural Development Areas**
 - Areas of Nonagricultural Development

Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody
- Public Land





TOWN OF GREEN LAKE
Green Lake County, WI
Land Use Planning & Zoning

Farmland Preservation Plan Map Areas

Proposed 2023






Farmland Preservation Areas

 Areas of Agricultural Use and Agriculture Related Use

Nonagricultural Development Areas

 Areas of Nonagricultural Development

Roads

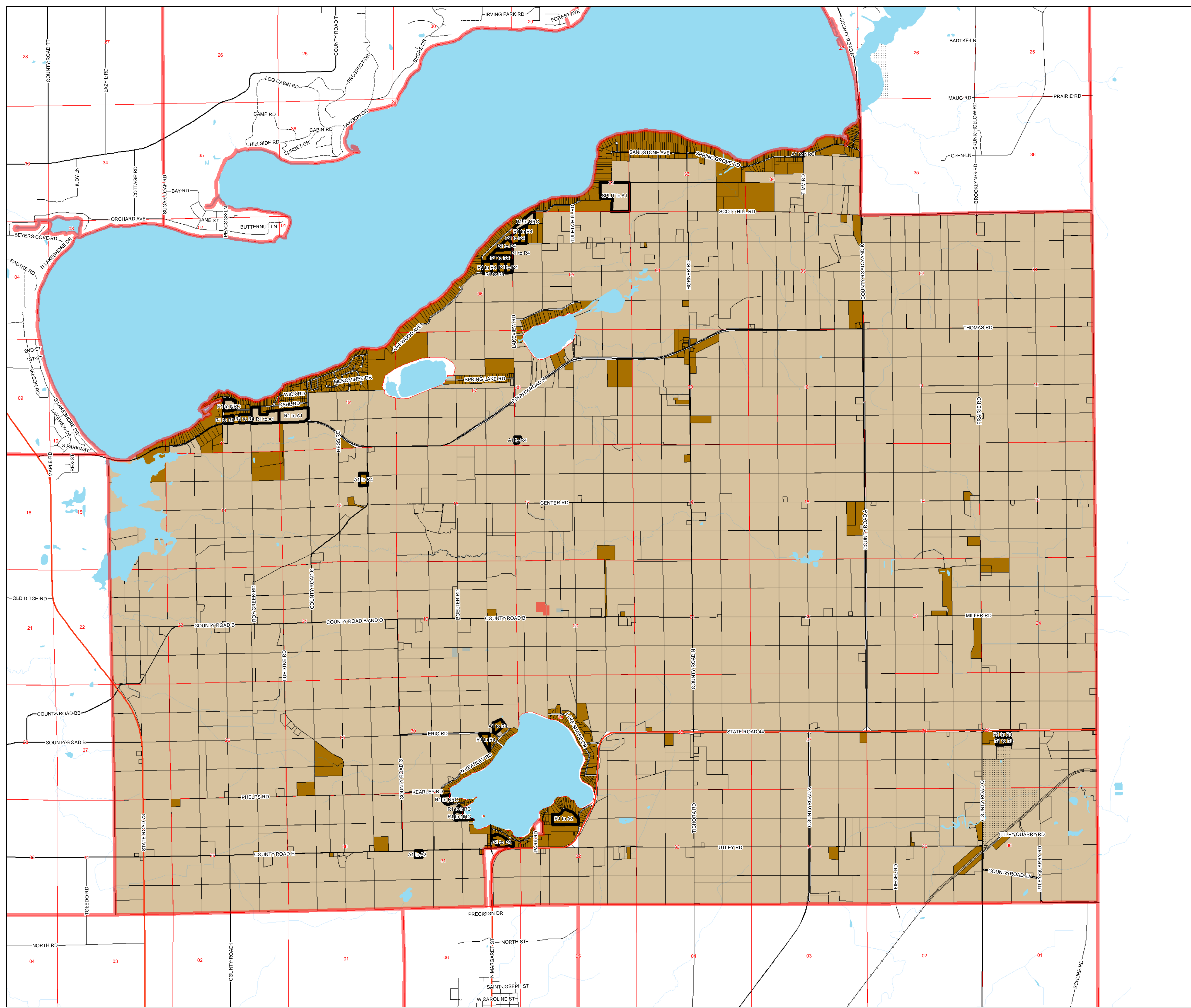
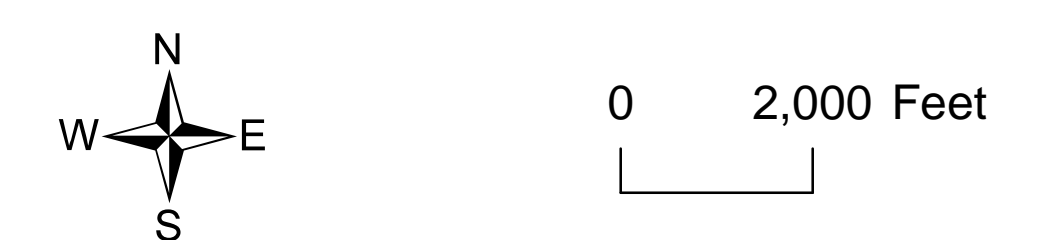
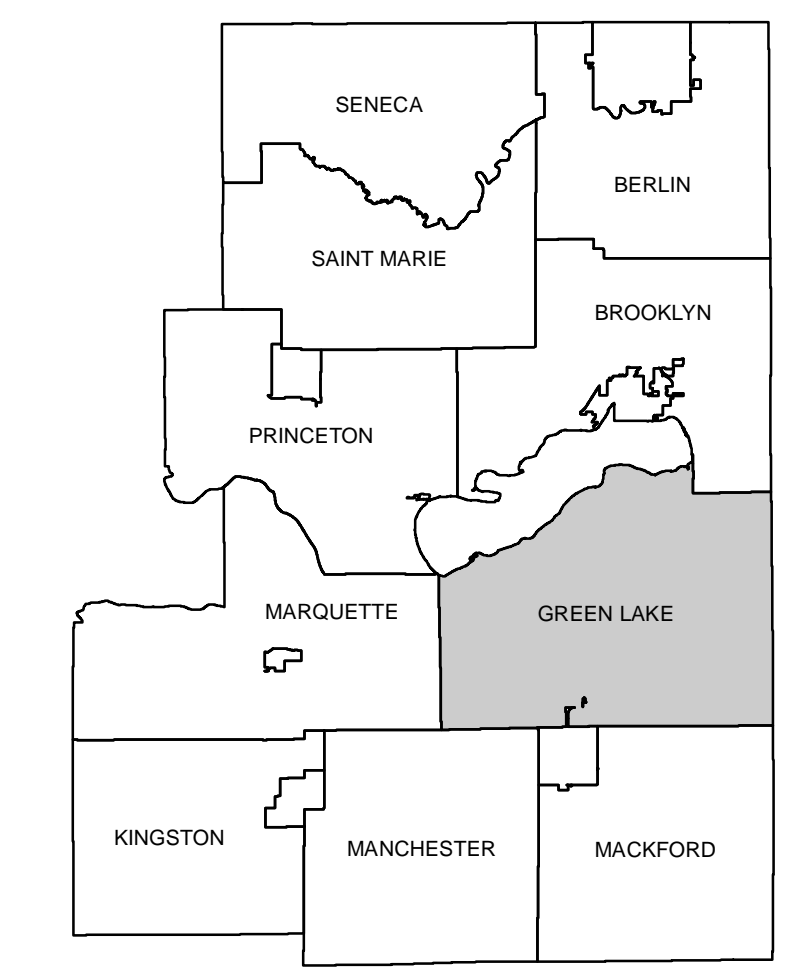
-  State Road
-  County Road
-  City Street, Village Street, or Township Road
-  Private Road
-  Railroad

 Municipal Boundary

 Parcel

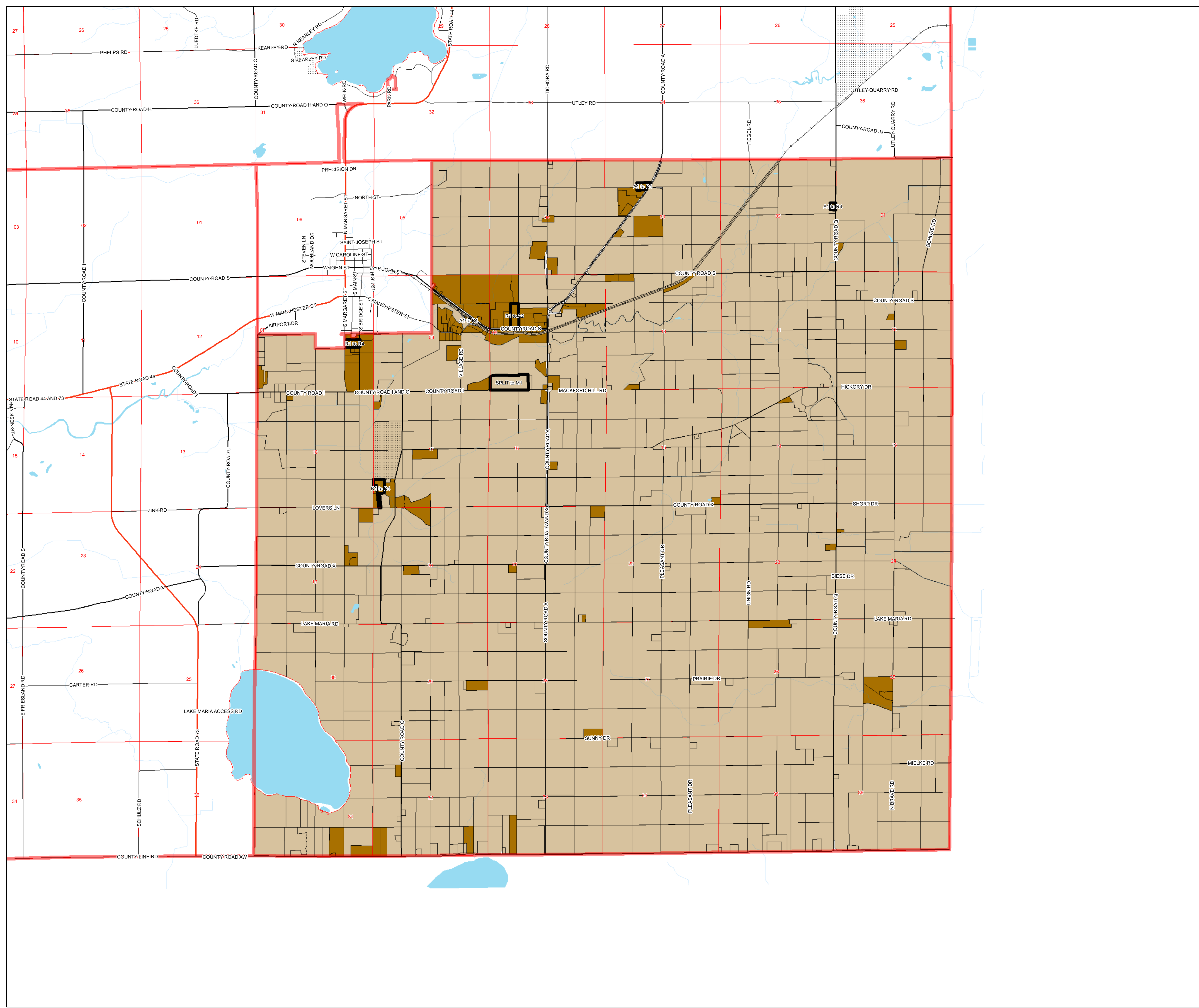
 Section

 Waterbody  Public Land





TOWN OF MACKFORD
Green Lake County, WI
Land Use Planning & Zoning

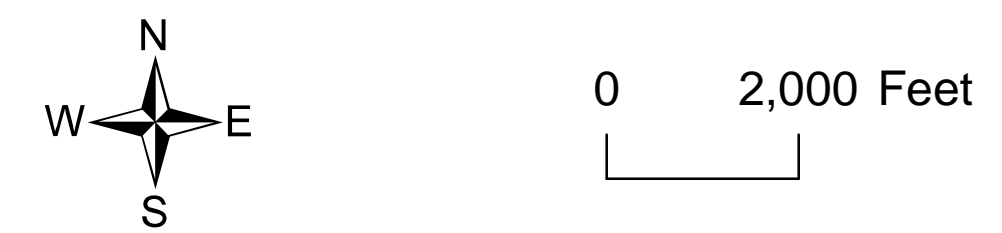
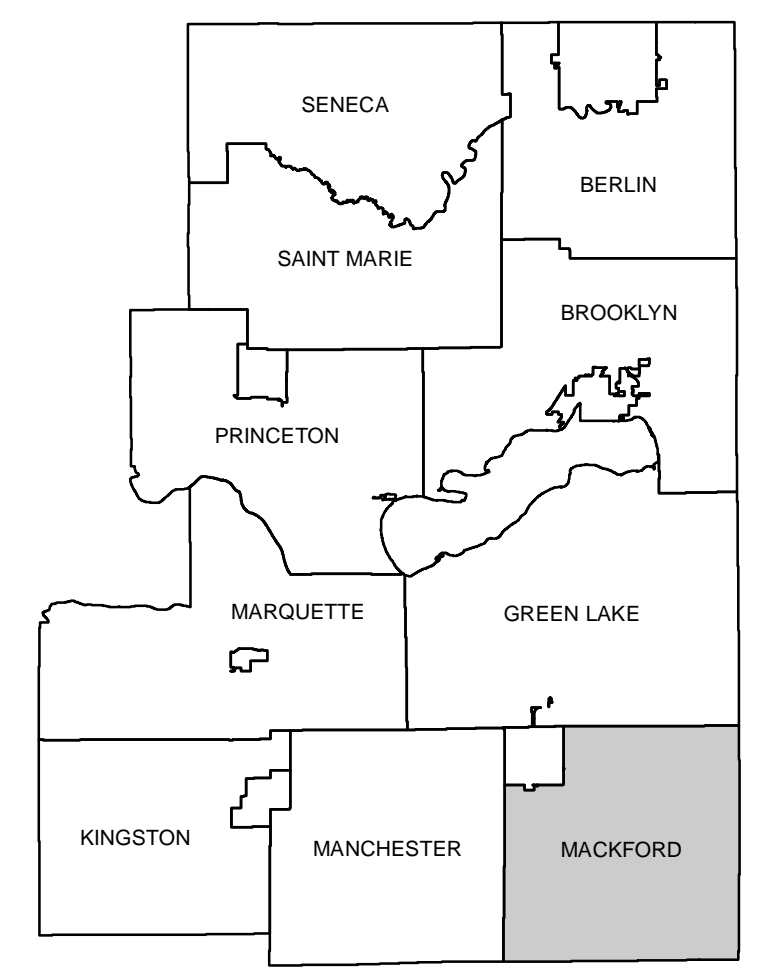


Farmland Preservation Plan Map Areas

Proposed 2023

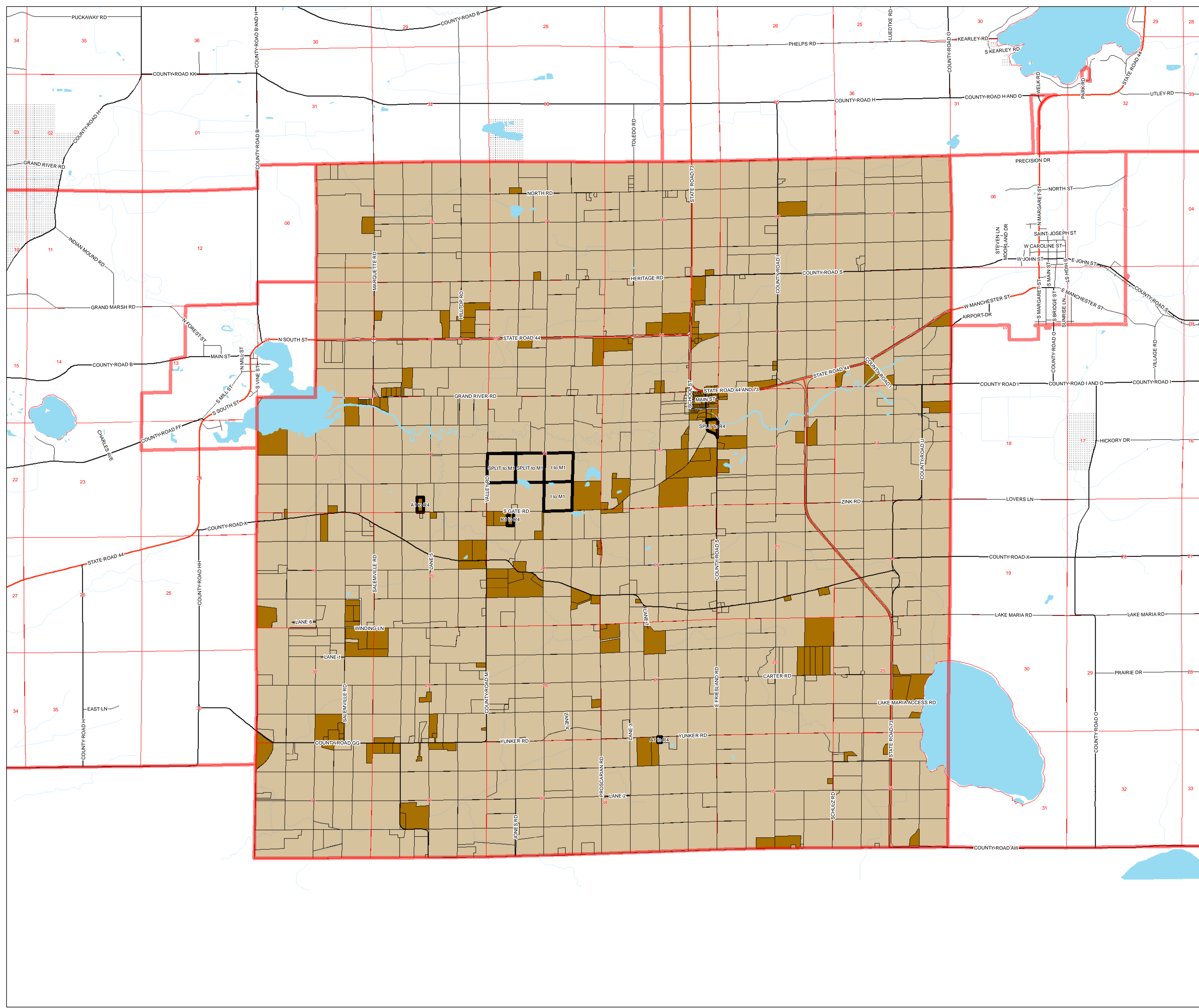
- Farmland Preservation Areas**
 - Areas of Agricultural Use and Agriculture Related Use
- Nonagricultural Development Areas**
 - Areas of Nonagricultural Development

- Roads**
- State Road
 - County Road
 - City Street, Village Street, or Township Road
 - Private Road
 - Railroad
- Other Features**
- Municipal Boundary
 - Parcel
 - Section
 - Waterbody
 - Public Land





TOWN OF MANCHESTER
Green Lake County, WI
Land Use Planning & Zoning



Farmland Preservation Plan Map Areas

Proposed 2023

Farmland Preservation Areas

Areas of Agricultural Use and Agriculture Related Use

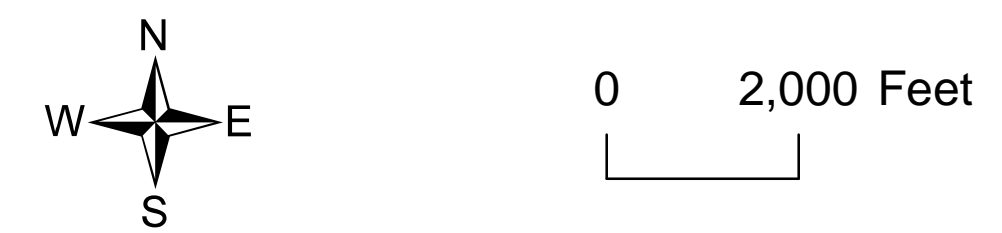
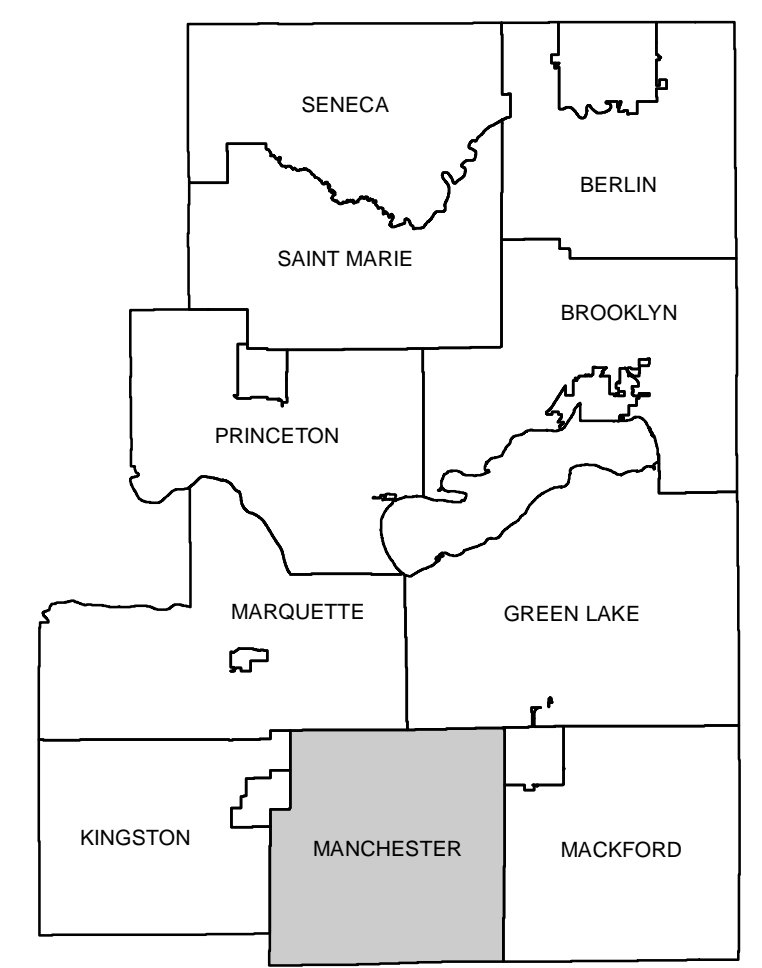
Nonagricultural Development Areas

Areas of Nonagricultural Development

Roads

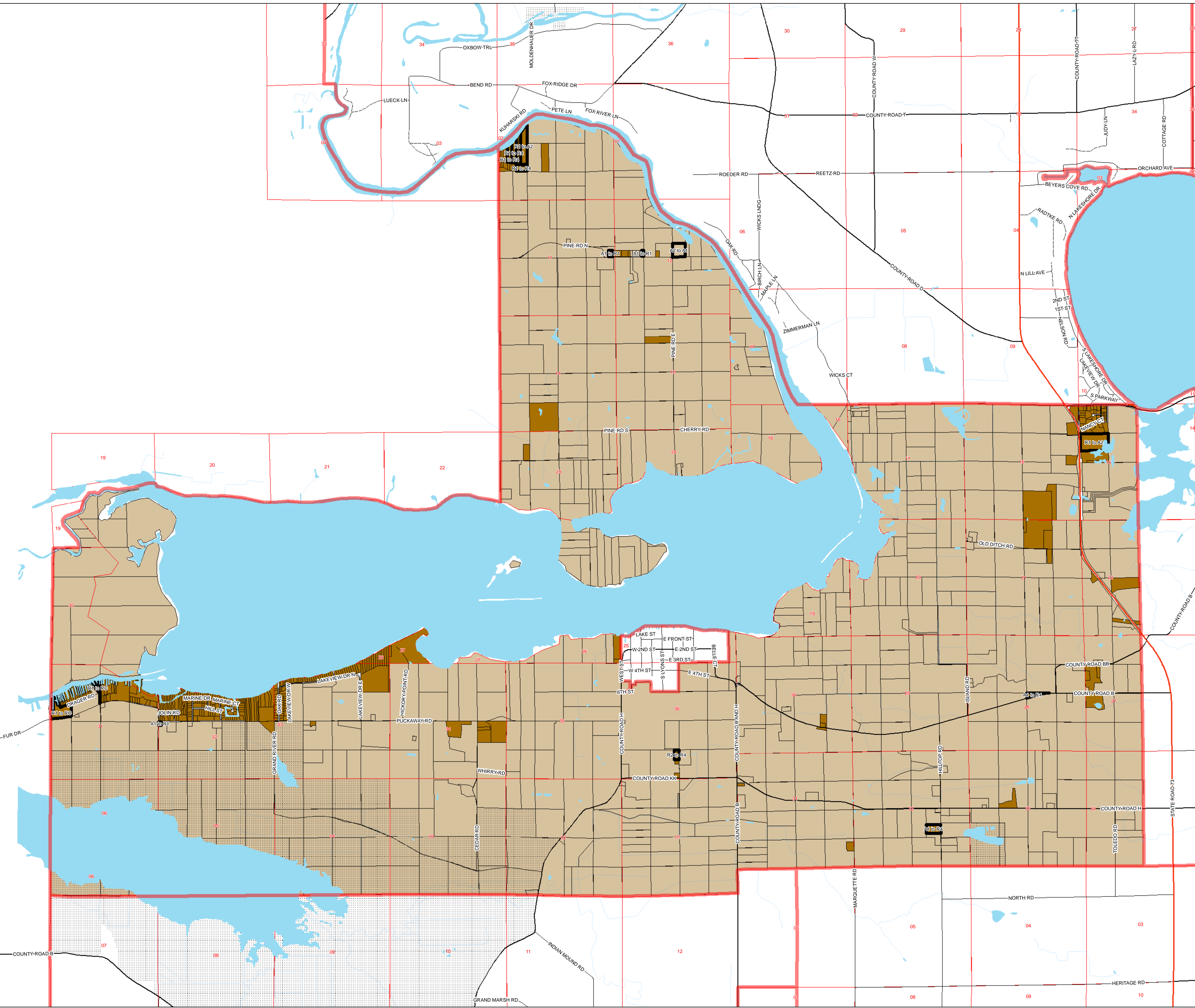
- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody
- Public Land





TOWN OF MARQUETTE
Green Lake County, WI
Land Use Planning & Zoning



Farmland Preservation Plan Map Areas

Proposed 2023

Farmland Preservation Areas

Areas of Agricultural Use and Agriculture Related Use

Nonagricultural Development Areas

Areas of Nonagricultural Development

Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

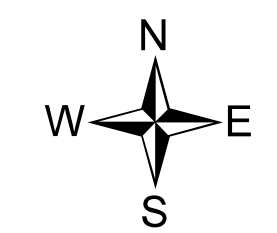
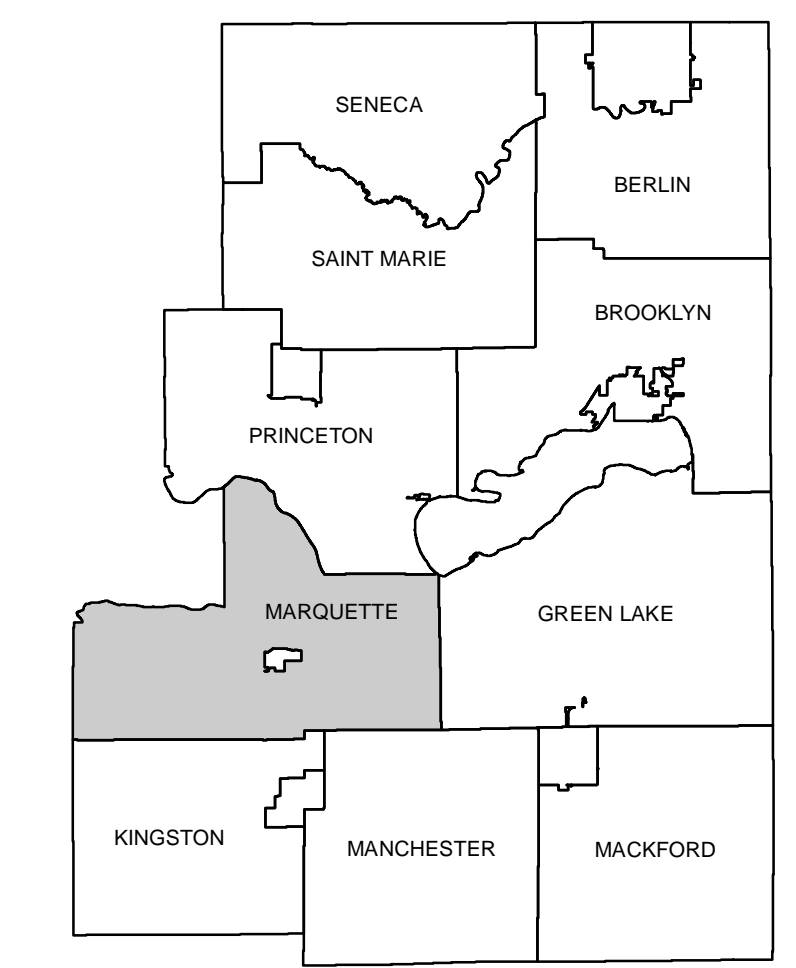
Municipal Boundary

Parcel

Section

Waterbody

Public Land



0 2,000 Feet

TOWN BOARD ACTION

Comprehensive Plan Amendment Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Manchester, County of Green Lake, took the following action on REQUEST AS SHOWN BELOW

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

**** NOTE: If denial – please enclose Town Resolution of Denial.**

Owners/Applicants: Green Lake County Land Use Planning & Zoning Committee

Planned public hearing date: November 2, 2023

Request: The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Town of Manchester. See proposed map.


Town Representative CLERK

10/18/23.
Date Signed

NOTES: SPECIFICALLY RESPONDING TO SEPTEMBER 12, 2023
LAND USE & ZONING CHANGES PROPOSED BY GREEN LAKE
COUNTY LAND USE, PLANNING & ZONING CHANGES (REFLECTED
IN DOCUMENTS ASSOCIATED WITH THIS DATE POSE NO
OBJECTIONS FROM TOWN OF MANCHESTER.

Please return this form to the Land Use Planning & Zoning Department by: October 20, 2023

TOWN BOARD ACTION

Comprehensive Plan Amendment Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on _____.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

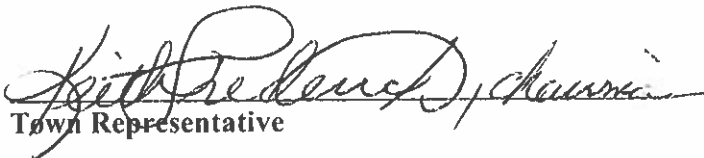
Reason(s) for objection _____

**** NOTE: If denial – please enclose Town Resolution of Denial.**

Owners/Applicants: Green Lake County Land Use Planning & Zoning Committee

Planned public hearing date: November 2, 2023

Request: The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Town of Marquette. See proposed map.


Town Representative

10/17/23
Date Signed

NOTES: WE agreed to what Matt Kirkman explained to
US

Please return this form to the Land Use Planning & Zoning Department by: October 20, 2023

TOWN BOARD ACTION
Comprehensive Plan Amendment Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Mackford, County of Green Lake, took the following action on 10-16-2023.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

** NOTE: If denial - please enclose Town Resolution of Denial.

Owners/Applicants: Green Lake County Land Use Planning & Zoning Committee

Planned public hearing date: November 2, 2023

Request: The committee is requesting an amendment to the Comprehensive Plan's Farmland Preservation Plan Map affecting the Town of Mackford. See proposed map.

Steve Dawson
Town Representative

10-16-23
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Department by: October 20, 2023

ORDINANCE NO. -2023

**Relating to the Amendment of the Green Lake County Comprehensive Plan.
Recommended for Approval on November 2, 2023 by the Land Use Planning &
Zoning Committee**

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 14th day of November 2023, does ordain as follows:

1 **WHEREAS**, the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette
2 consist of a total of 101 nonconforming parcels that are substandard to area or
3 nonconforming to use that stand to benefit from being planned in accordance with the
4 respective Town’s Farmland Preservation Plan’s map; and,

5 **WHEREAS**, the Green Lake County Board of Supervisors adopted, on February 16,
6 2016, a comprehensive plan that included the Green Lake County Farmland
7 Preservation Plan and plan maps; and,
8

9 **WHEREAS**, pursuant to Wis. Stat. 91.18, Green Lake County is authorized to amend a
10 farmland preservation plan, and proposes to amend the farmland preservation maps for
11 the Towns of Brooklyn, Green Lake, Mackford, Manchester, and Marquette in order to
12 resolve these parcels through a zoning map amendment; and,

13 **WHEREAS**, the Wisconsin Department of Agriculture, Trade and Consumer Protection
14 (“DATCP”), certified the County’s 2015 farmland preservation plan with an expiration
15 date of December 31, 2025; and,

Roll Call on Ordinance No. -2023

Submitted by Land Use Planning
and Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 14th
day of November 2023.

Curt Talma, Chair

Chuck Buss, Vice-chair

County Board Chairman

William Boutwell

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Corporation Counsel

Harley Reabe

16 **WHEREAS**, DATCP must certify any amendments to the farmland preservation plan,
17 including any map amendments; and,

18 **WHEREAS**, DATCP certified the proposed farmland preservation plan map amendments
19 for the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette, on August
20 14th, 2023, with an expiration of December 31, 2025.

21
22 **NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY**
23 **OF GREEN LAKE DOES ORDAIN AS FOLLOWS:**

24 SECTION 1: The Green Lake County Board of Supervisors of Green Lake County,
25 Wisconsin, does, by enactment of this ordinance, formally adopts the Proposed 2023
26 Farmland Preservation Plan maps for the Towns of Brooklyn, Green Lake, Mackford,
27 Manchester and Marquette attached hereto, pursuant to Wis. Stat. 66.1001(4)(c), and as
28 an addendum to the Green Lake County Comprehensive Plan 2016.

29 SECTION 2: The Green Lake County Board of Supervisors of Green Lake County,
30 Wisconsin, does, by enactment of this ordinance, amend the Green Lake County
31 Comprehensive Plan 2016 by replacing the Farmland Preservation Plan maps of the
32 Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette.

33
34 SECTION 3: All ordinances or parts of ordinances inconsistent with or in contradiction of
35 the provisions of this Ordinance are hereby repealed.

36 SECTION 4: A copy of the amended comprehensive plan's Farmland Preservation Plan
37 maps shall be distributed according to Wis. Stat. §66.1001(4)(b).

38 SECTION 5: This ordinance shall take effect on January 1, 2024, upon passage by a
39 majority vote of the members-elect of the Green Lake County Board of Supervisors and
40 publication as required by law.

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

November 2, 2023

ITEM II: ZONING MAP AMENDMENT

APPLICANT:

Green Lake County, Land Use Planning & Zoning Committee

REQUEST: The Green Lake County Land Use Planning and Zoning Committee is requesting an amendment to the Code of Green Lake County, Chapter 350 “Zoning Ordinance”; more specifically to amend the zoning map affecting the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette.

ADDITIONAL INFORMATION / ANALYSIS: The Committee is aware that in 2018, an allotment of nonconforming parcels (to use or area requirements) were resolved through the zoning map amendment process. The purpose of this action was to avoid zoning conflicts with property owners. Many times we encounter property owners that have intentions of developing their property and they encounter a zoning ordinance requirement that prevents or delays their project. The resolution of 50 or so parcels in the Town of Berlin in 2018 relieved much of these zoning conflicts.

Presently, the remaining five (5) zoned townships of Brooklyn, Green Lake, Mackford, Manchester and Marquette have a number of nonconforming parcels (to area or use) that would also benefit from a zoning map amendment. These parcels were queried and identified for each township. Many of the queried parcels, even though nonconforming, were left out of the project because the staff analysis was that the specific parcel would be better off if left unresolved. An example of this would be a 5-acre rural farmette zoned A1, Farmland Preservation district. Here the logical zoning district of choice would be the R4, Rural Residential district. However, a developed 5-acre parcel zoned A1 would have advantages over the same parcel zoned R4. Based on this type of analysis, staff determined that parcels where the rezone had no benefit, were left out of the project.

Once the parcels that would benefit through the zoning map amendment were identified, the property owners were contacted. Each property owner was given several weeks to weigh their options and return a form with their signature authorizing Green Lake County to change the zoning of their respective parcels. A total of 101 parcels were authorized.

Prior to this agenda item, the Committee would have already held a public hearing and voted to recommend that the Comprehensive Plan be amended to adopt a new Farmland Preservation Plan map for the Towns of Brooklyn, Green Lake, Mackford, Manchester and Marquette. This must precede the zoning map amendment or many of these zoning map changes could be construed as being inconsistent with the County’s Farmland Preservation Plan within the adopted Comprehensive Plan. This process assures the public that these changes are consistent with the County’s certified (DATCP) Farmland Preservation Plan.

In order to assure the owners of these parcels a smooth transition of zoning jurisdiction and the potential to obtain land use permits and improve their properties as provided in the County zoning ordinance, the Land Use Planning & Zoning Department recommends that the attached zoning maps be adopted.

STAFF COMMENTS: The Land Use Planning and Zoning Committee has several options in this regard and they are as follows:

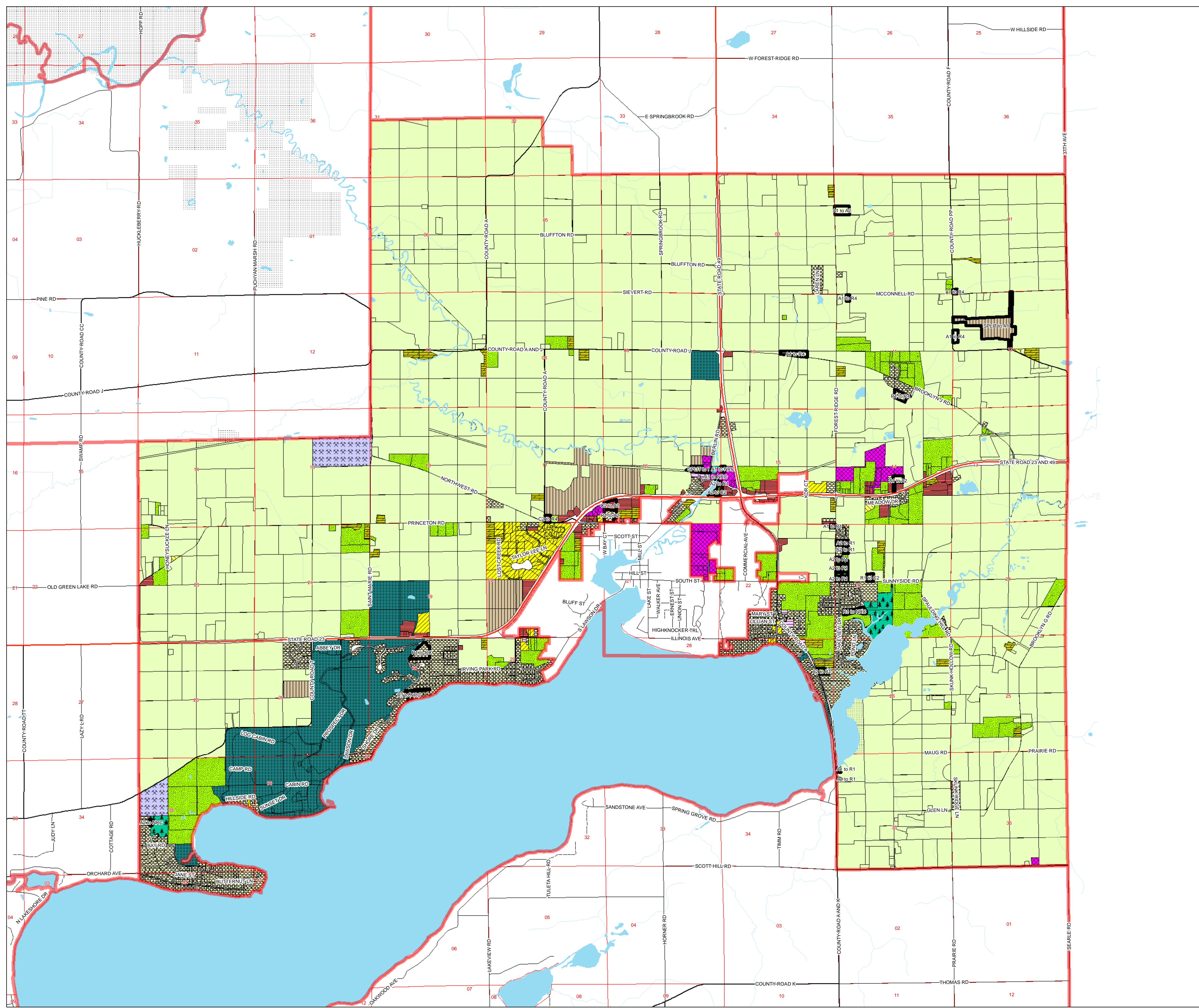
- ❑ Forward onto the County Board with recommendation to adopt as proposed.
- ❑ Hold another public hearing to take additional public comment.
- ❑ *Reject as proposed.

* In the event that these zoning map amendments are not adopted, owners of these specific properties will be at a disadvantage as it relates to the future development of their properties. These disadvantages, may result in the property owner’s development plans being delayed or even worse not attempted.

TOWN INPUT: Action Forms requesting respective Towns’ input were mailed on September 12, 2023. The Town of Brooklyn chose to take no action and instead asked the County to notify all adjoining property owners to the parcels involved in the project. The Town of Green Lake chose to hold a second public meeting on November 6th to discuss the zoning map amendment. The Towns of Mackford, Manchester and Marquette all completed actions forms not objecting to and approving of the zoning map amendment.



TOWN OF BROOKLYN
Green Lake County, WI
Land Use Planning & Zoning



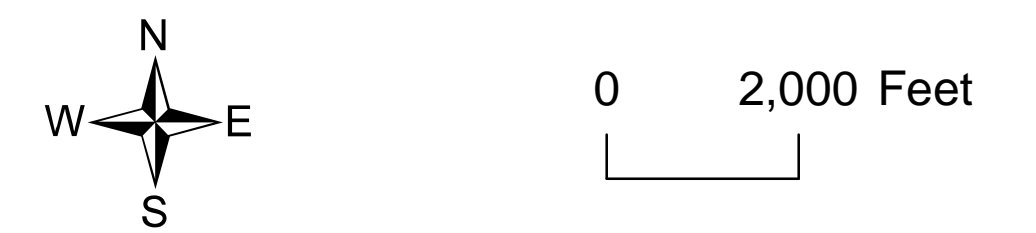
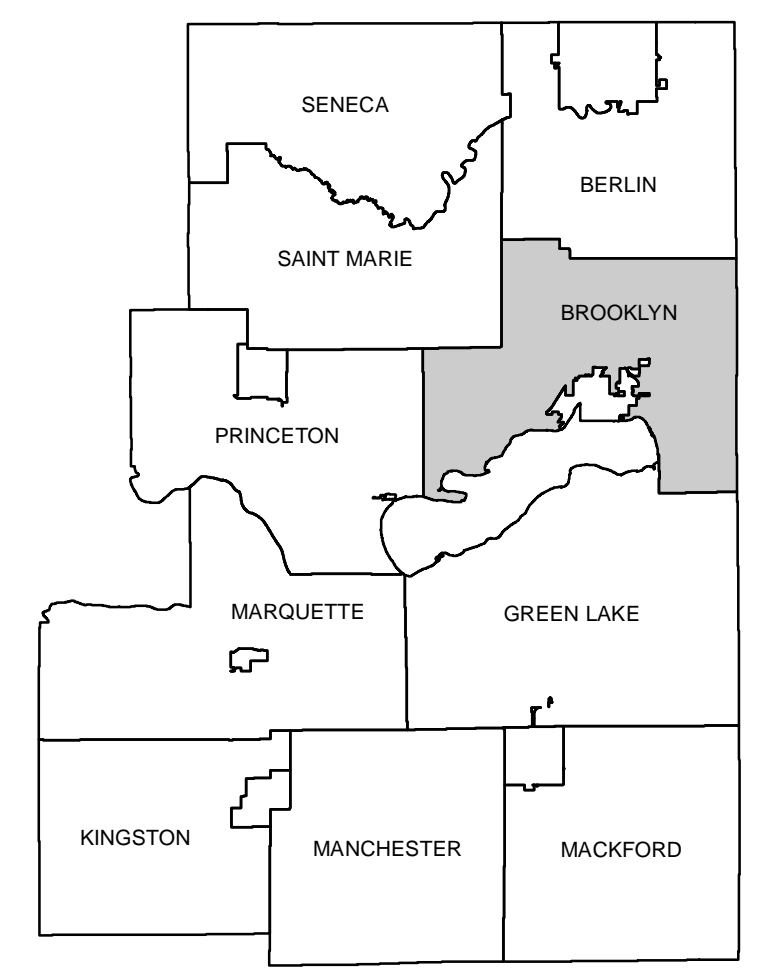
Zoning Ordinance Map Districts

- A1 Farmland Preservation
- A2 General Agriculture
- C1 General Commercial
- C2 Extensive Commercial
- I Industrial
- M1 Mineral Extraction
- M2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R1 Single Family Residence
- R2 Single Family Mobile Home Residence
- R3 Multiple Family Residence
- R4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody
- Public Land





TOWN OF GREEN LAKE
Green Lake County, WI
Land Use Planning & Zoning

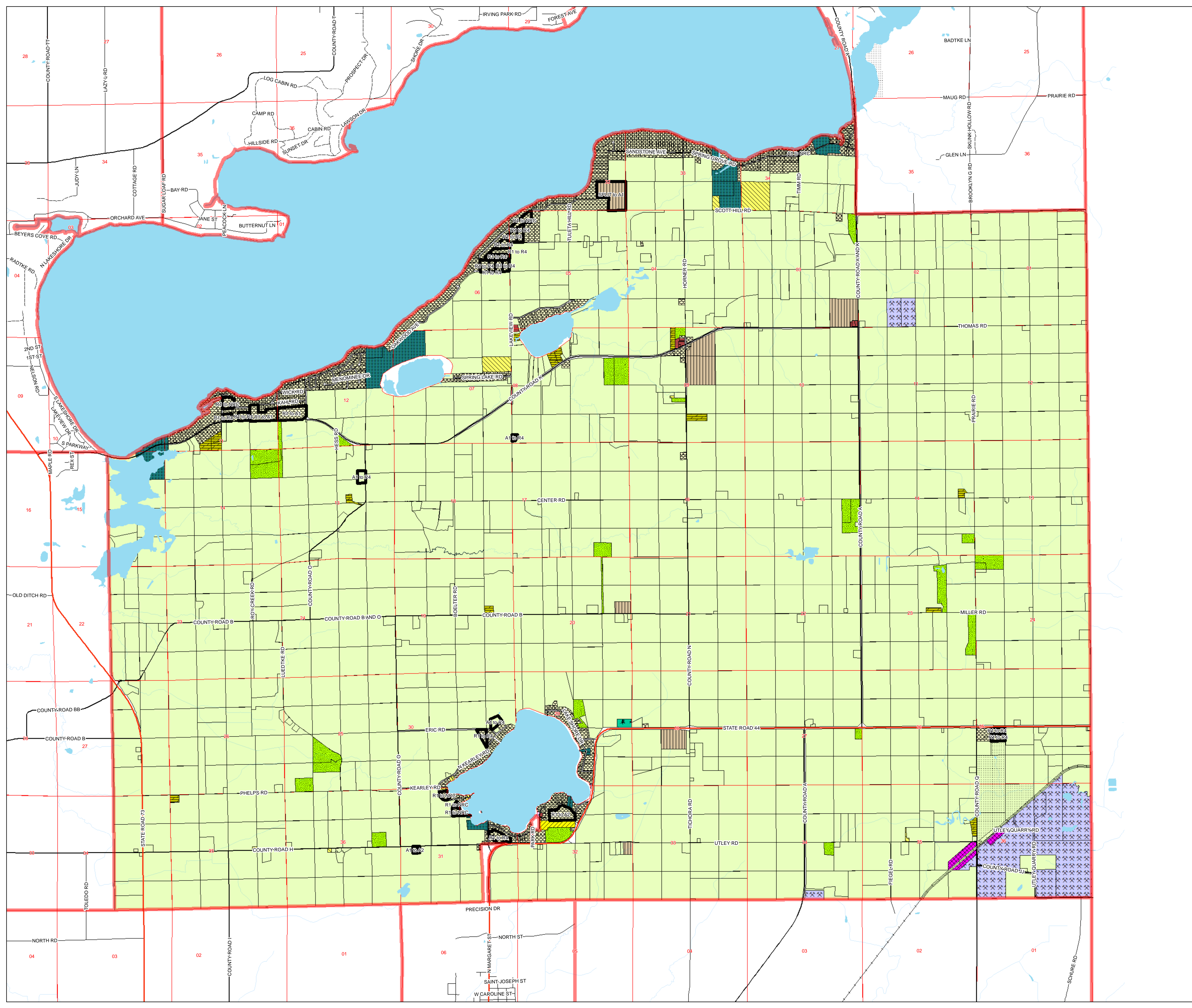
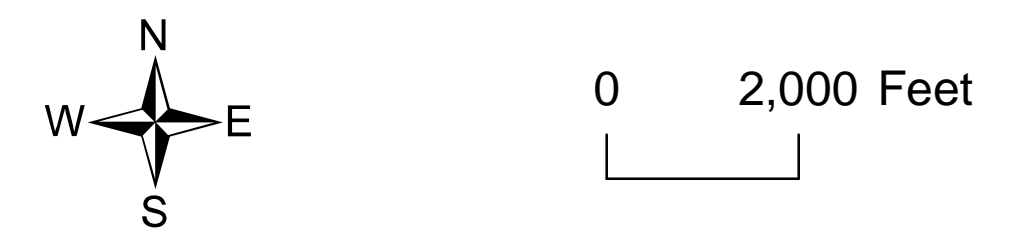
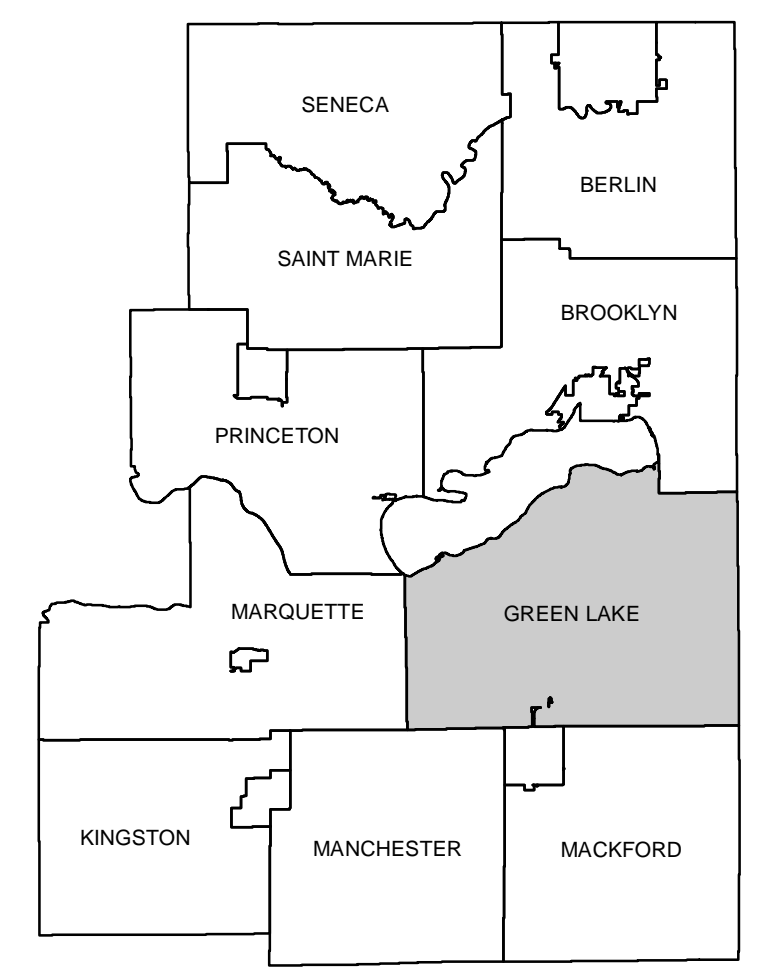
Zoning Ordinance Map
Districts

- A1 Farmland Preservation
- A2 General Agriculture
- C1 General Commercial
- C2 Extensive Commercial
- I Industrial
- M1 Mineral Extraction
- M2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R1 Single Family Residence
- R2 Single Family Mobile Home Residence
- R3 Multiple Family Residence
- R4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad


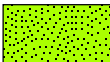
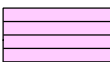















- Municipal Boundary
- Parcel
- Section
- Waterbody
- Public Land















TOWN OF MACKFORD
Green Lake County, WI
Land Use Planning & Zoning

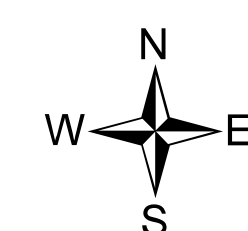
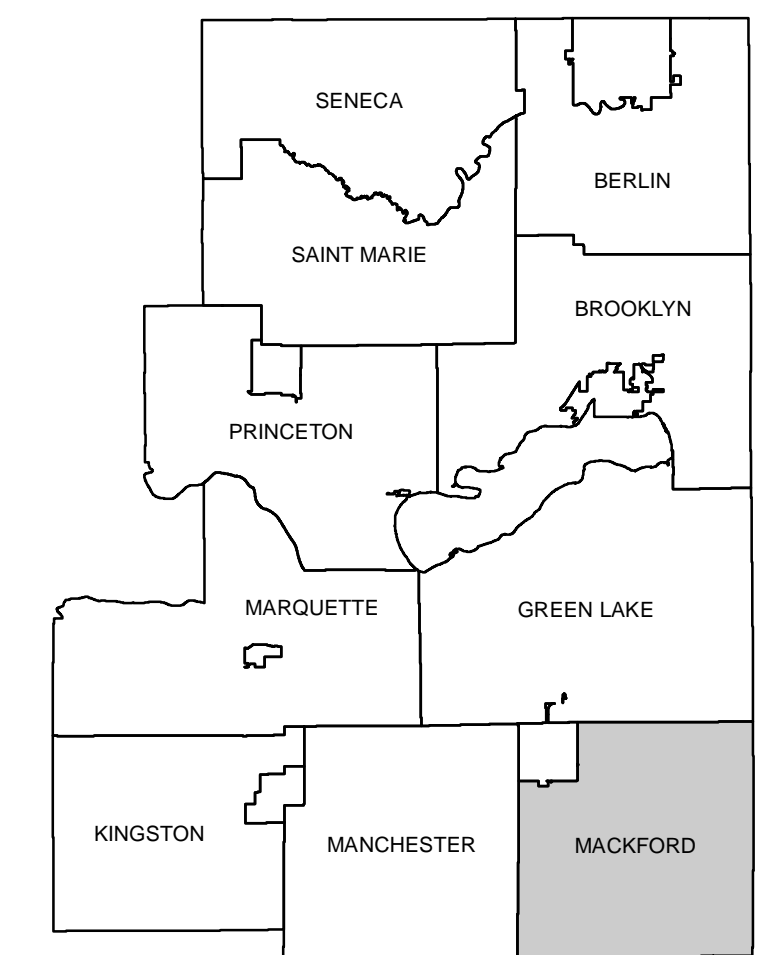
Zoning Ordinance Map
Districts

-  A1 Farmland Preservation
-  A2 General Agriculture
-  C1 General Commercial
-  C2 Extensive Commercial
-  I Industrial
-  M1 Mineral Extraction
-  M2 Sanitary Landfill
-  NRC Natural Resource Conservancy
-  R1 Single Family Residence
-  R2 Single Family Mobile Home Residence
-  R3 Multiple Family Residence
-  R4 Rural Residential
-  RC Recreation
-  AO Adult Orientated Establishment
-  UNZ Unzoned
-  MUN Municipality
-  SPLIT Split Zoning
-  PEND Map Update Pending

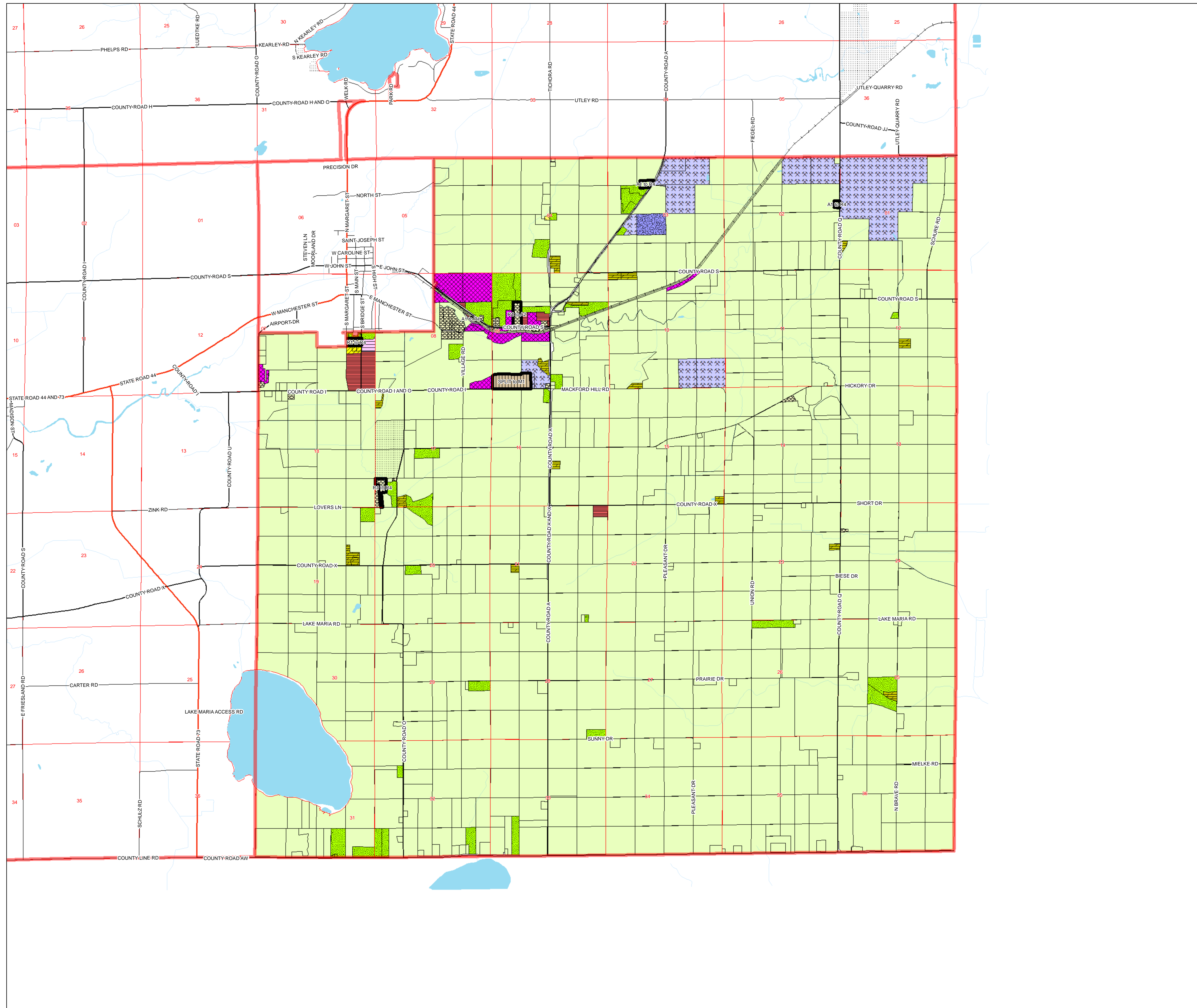
Roads

-  State Road
-  County Road
-  City Street, Village Street, or Township Road
-  Private Road
-  Railroad

-  Municipal Boundary
-  Parcel
-  Section
-  Waterbody
-  Public Land

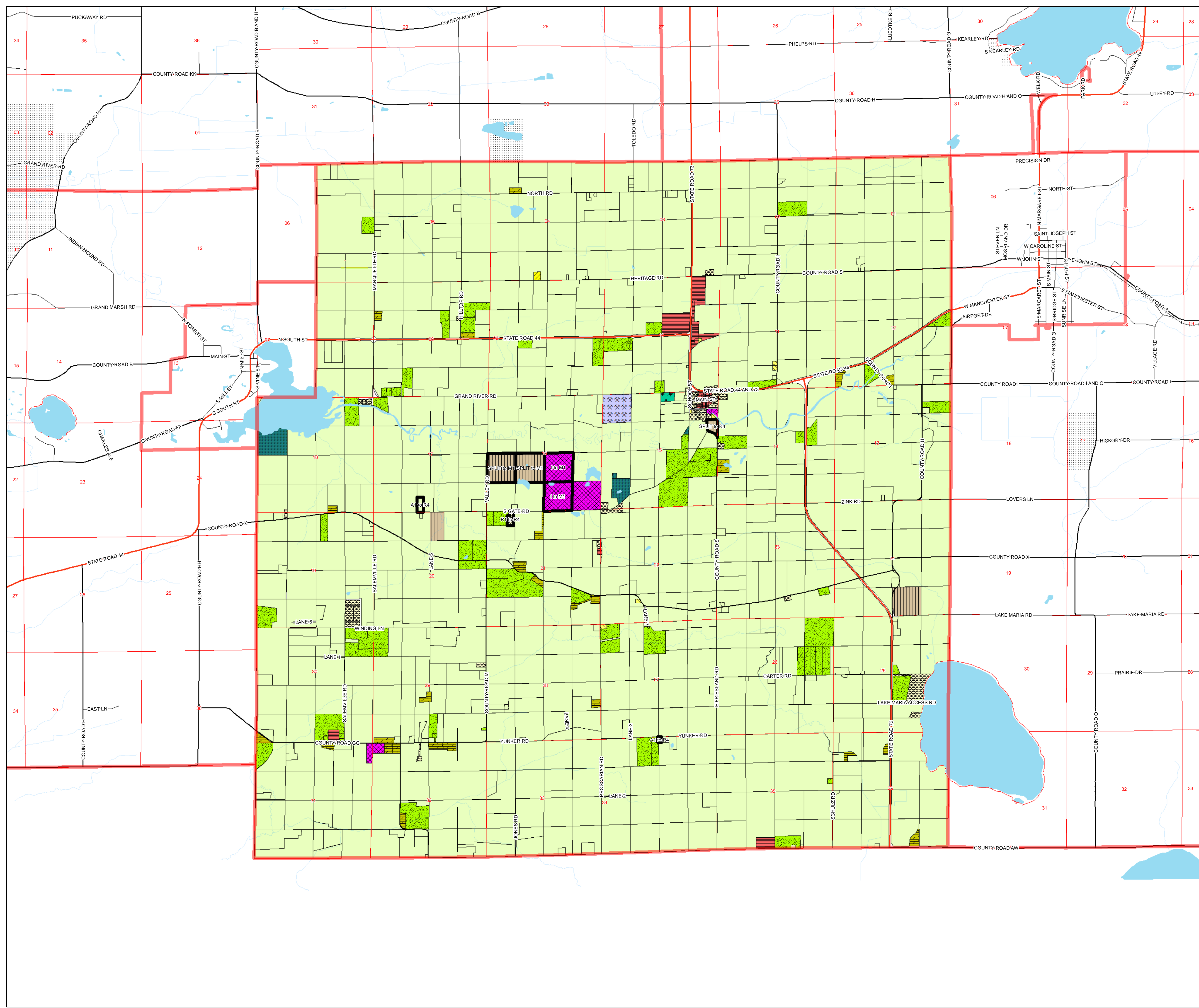


0 2,000 Feet





TOWN OF MANCHESTER
Green Lake County, WI
Land Use Planning & Zoning



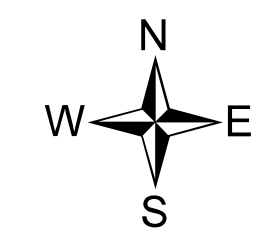
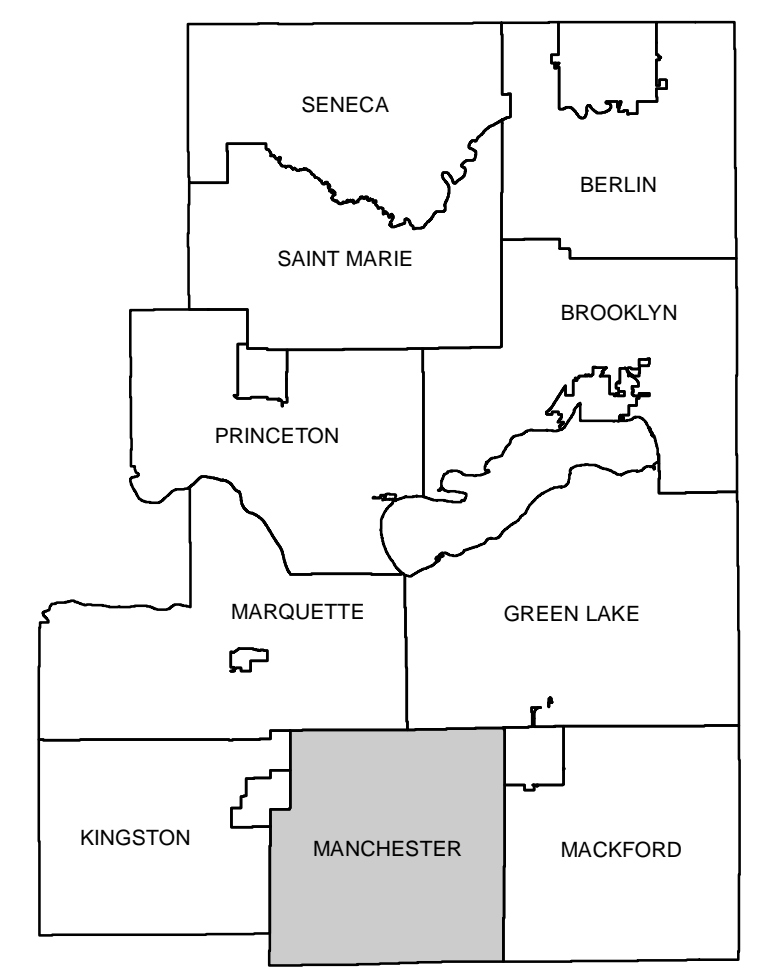
Zoning Ordinance Map Districts

- A1 Farmland Preservation
- A2 General Agriculture
- C1 General Commercial
- C2 Extensive Commercial
- I Industrial
- M1 Mineral Extraction
- M2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R1 Single Family Residence
- R2 Single Family Mobile Home Residence
- R3 Multiple Family Residence
- R4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody
- Public Land



0 2,000 Feet



TOWN OF MARQUETTE
Green Lake County, WI
Land Use Planning & Zoning

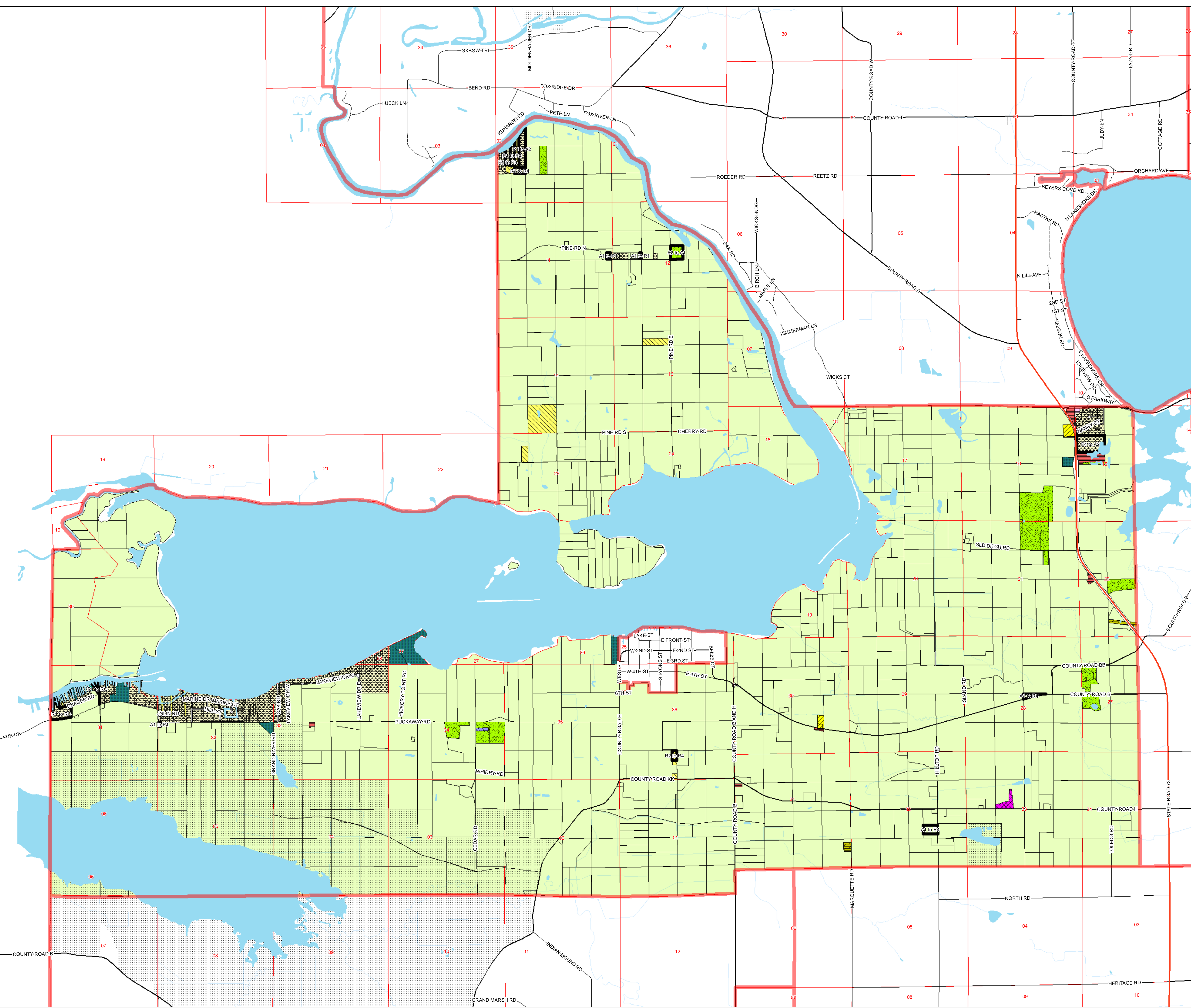
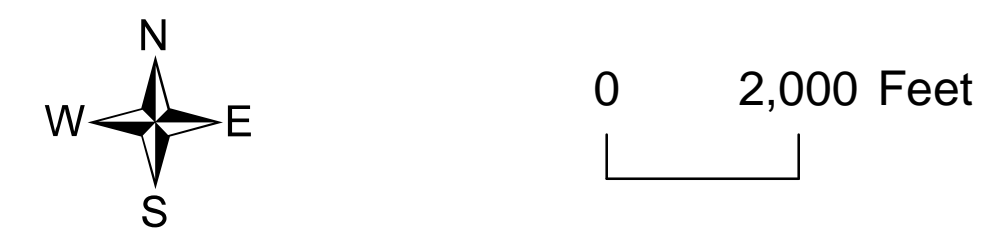
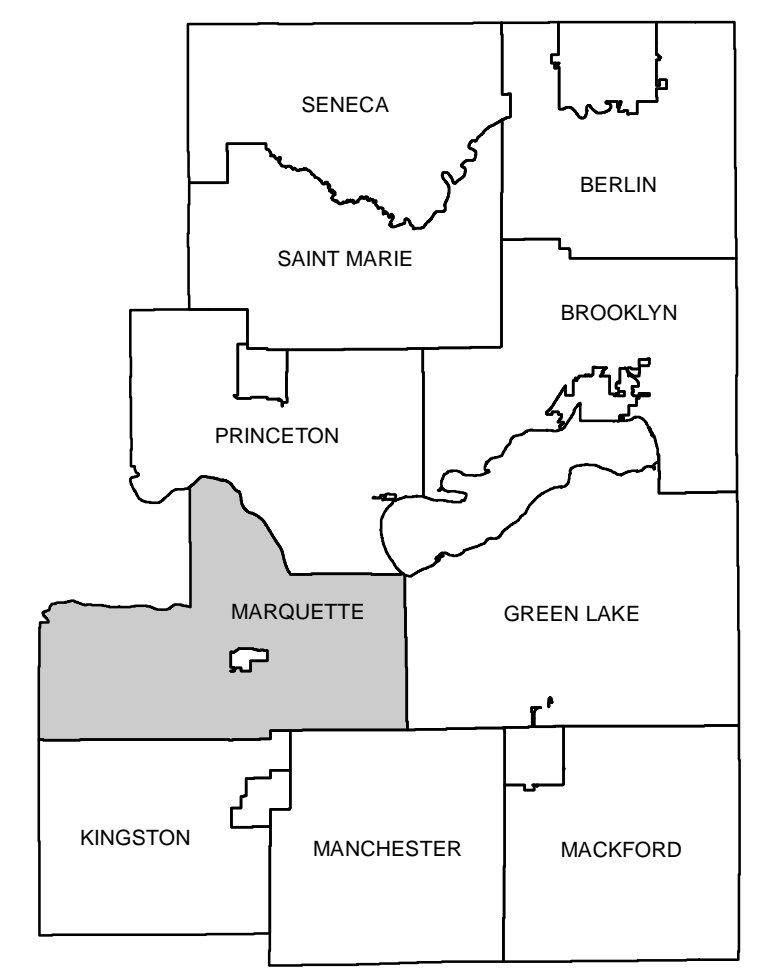
Zoning Ordinance Map
Districts

- A1 Farmland Preservation
- A2 General Agriculture
- C1 General Commercial
- C2 Extensive Commercial
- I Industrial
- M1 Mineral Extraction
- M2 Sanitary Landfill
- NRC Natural Resource Conservancy
- R1 Single Family Residence
- R2 Single Family Mobile Home Residence
- R3 Multiple Family Residence
- R4 Rural Residential
- RC Recreation
- AO Adult Orientated Establishment
- UNZ Unzoned
- MUN Municipality
- SPLIT Split Zoning
- PEND Map Update Pending

Roads

- State Road
- County Road
- City Street, Village Street, or Township Road
- Private Road
- Railroad

- Municipal Boundary
- Parcel
- Section
- Waterbody
- Public Land



TOWN BOARD ACTION

Zoning Map Amendment Request

Dear Land Use Planning and Zoning Committee: TOWN OF MANCHESTER

Please be advised that the Town Board of Manchester, County of Green Lake, took the following action on REQUEST LISTED BELOW.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

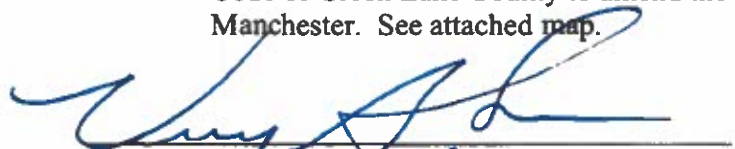
Reason(s) for objection _____

**** NOTE: If denial – please enclose Town Resolution of Denial.**

Owners/Applicants: Green Lake County Land Use Planning & Zoning Committee

Planned public hearing date: November 2, 2023

Request: The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County to amend the zoning map affecting the Town of Manchester. See attached map.


Town Representative CLERK

10/18/23
Date Signed

NOTES: SPECIFICALLY RESPONDING TO SEPTEMBER 12, 2023
LAND USE & ZONING CHANGES PROPOSED BY GREEN LAKE
COUNTY LAND USE, PLANNING & ZONING CHANGES
REFLECTED IN DOCUMENTS ASSOCIATED WITH
THIS DATE POSE NO OBJECTION FROM
TOWN OF MANCHESTER

Please return this form to the Land Use Planning & Zoning Department by: October 20, 2023

TOWN BOARD ACTION

Zoning Map Amendment Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on _____.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

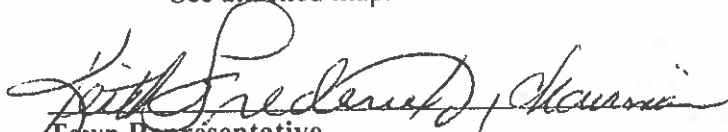
Reason(s) for objection _____

** NOTE: If denial – please enclose Town Resolution of Denial.

Owners/Applicants: Green Lake County Land Use Planning & Zoning Committee

Planned public hearing date: November 2, 2023

Request: The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County to amend the zoning map affecting the Town of Marquette. See attached map.


Town Representative

10/17/23
Date Signed

NOTES: We approved to what Matt Kirkman
explained to us.

Please return this form to the Land Use Planning & Zoning Department by: October 20, 2023

TOWN BOARD ACTION

Zoning Map Amendment Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Mackford, County of Green Lake, took the following action on 10-16-2023.

Does not object to and approves of X

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

**** NOTE: If denial – please enclose Town Resolution of Denial.**

Owners/Applicants: Green Lake County Land Use Planning & Zoning Committee

Planned public hearing date: November 2, 2023

Request: The committee is requesting an amendment to Chapter 350, Zoning Ordinance of the Code of Green Lake County to amend the zoning map affecting the Town of Mackford. See attached map.

Steve Davison
Town Representative

10-16-23
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Department by: October 20, 2023

ORDINANCE NUMBER ____-2023

Relating to: Amending Zoning Maps
Recommended for Approval on November 2, 2023
by Land Use Planning & Zoning Committee

1 The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly
2 assembled at its regular meeting begun on the 14th day of November, 2023, does ordain
3 as follows:

4 **NOW, THEREFORE, BE IT ORDAINED**, that the Green Lake County Zoning
5 Ordinance, Chapter 350 as amended, Article IV Zoning Districts, Section 350-26.
6 Official Maps, shall be amended as follows:

7 See attached for Zoning Map Amendments

8 **BE IT FURTHER ORDAINED**, that this ordinance shall become effective upon passage
9 and publication.

Roll Call on Ordinance No. -2023

Ayes ____, Nays ____, Absent ____, Abstain ____

Submitted by Land Use Planning and
Zoning Committee:

Committee Vote:

Ayes __, Nays __, Absent __, Abstain __

Passed and Enacted/Rejected this 14th
day of November, 2023.

Chair – Curt Talma

County Board Chairman

Vice Chair – Chuck Buss

ATTEST: County Clerk
Approve as to Form:

William Boutwell

Jeff Mann
Corporation Counsel

Gene Thom

Harley Reabe

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

November 2, 2023

ITEM III: ZONING CHANGE

OWNER:

Dennis and Mary Mc Connell

APPLICANT:

Same

REQUEST: The applicant is requesting a zoning change for ±5 acres from A-2, General Agriculture District to R-1, Single Family Residence District.

PARCEL NUMBER / LOCATION: The request affects parcels numbered 004-00222-0600 and 004-00222-0200. The parcels are located in the NW ¼ of the SE ¼ Section 11, T16N, R13E and the NE ¼ of the SW ¼ Section 11, T16N, R13E, Town of Brooklyn. The site address is N6647 Valley View Dr.

EXISTING ZONING AND USES OF ADJACENT AREA: The current zoning of both parcels is A-2. Parcel 004-00222-0600 is mostly forested with a storage building on it. Parcel 004-00222-0200 has a house and detached garage. Parcel 004-00222-0200 is mostly open space that is used residentially. To the north there is an active farm field that is zoned A-1, Farmland Preservation District. The lands to the east and west of the subject parcels are zoned A-2 but used residentially. To the south across the road and across Brooklyn J Rd are parcels zoned R-1. There is no wetland, shoreland, or floodplain jurisdiction.

ADDITIONAL INFORMATION / ANALYSIS: The current use of the property is residential. The intention is to rezone both parcels to then make one parcel bigger and the other parcel smaller. A-2 zoning would not allow for one parcel to shrink in size as both parcels are nonconforming to the size requirements of A-2. A R-4 rezone would also not work as both parcels would need to be 3 acres in size and depending on how the parcels are surveyed one or both new parcels would not meet the size requirement.

REZONING CRITERIA PER §350-75.A.: Land may be rezoned if all of the following are found after public hearing: **(Staff comments in bold)**

The amendment is consistent with community land use plan (comprehensive plan). **The proposed rezone is consistent with the county's comprehensive plan.**

The amendment will not be detrimental to property in the immediate vicinity or to the community as a whole. **The properties south of the subject parcels are used residentially, however the neighboring properties to the north used agriculturally. The rezone does not change uses and would not be detrimental to surrounding properties.**

The amendment will not have a significant adverse impact on the natural environment (i.e., air, water, noise, stormwater management, soils, wildlife, vegetation, etc.), or the impact could be mitigated by management practices on the site or in the immediate vicinity. **The property would be used similarly**

to how it is currently used now and would not cause any adverse impacts to the natural environment.

The amendment will not have a significant adverse impact on the ability to provide adequate public facilities or services (i.e., highways, streets, water, sewage, drainage, schools, emergency services, etc.). **Rezoning the parcels to R-1 would not adversely impact the ability to provide adequate public facilities or services as the parcels are currently being served.**

The amendment allows a more viable transition to planned land uses on adjacent properties than the current zoning designation. **The parcel is located in between residential uses to the north and agricultural south. The property shares lot lines with R-1 zoned parcels but is close to agricultural used lands. The purpose of R-4 zoning is to be a transitional zone between agricultural and residential uses.**

The amendment will not result in inappropriate spot-zoning (i.e., use is inconsistent with surrounding properties and serves only a private, rather than public interests). **Spot-zoning would not be an issue since the properties to south are zoned R-1 and would match the proposed zoning.**

TOWN OF BROOKLYN: An Action Form requesting the Town's input related to this zoning change request was sent to the Town Clerk on 9/12/2023.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941

GENERAL APPLICATION

Fee 375.00 (not refundable)

Date 8-17-23

Zone Change from A-2 to R-1

Conditional Use Permit for _____

Other _____

PROPERTY OWNER / APPLICANT

Name DENNIS AND MARY Mc CONNELL

Mailing Address N6647 VALLEY VIEW DR RIPON WI 54971

Phone Number 920-896-3095

Signature Dennis Mc Connell Date 8-17-23

AGENT IF OTHER THAN OWNER

Name _____

Mailing Address _____

Phone Number _____

Signature _____ Date _____

PROPERTY INFORMATION

Town of BROOKLYN Parcel Number 004002220600 Acres 4.17 ± 5a

Lot _____ Block _____ Subdivision _____

Section 11 Town 16 North Range 13 East

Location of Property N6647 VALLEY VIEW DR RIPON, WI 54971

Legal Description LOT 1 AND 2 OF CSM 1154

Current Zoning Classification A-2 Current Use of Property RESIDENTIAL

Detailed Description of Proposed Use RESIDENTIAL (NO CHANGE)

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

- Fees: Zone Change \$375
- Conditional Use Permit \$375.00
- Variance \$375.00
- Special Exception \$375.00

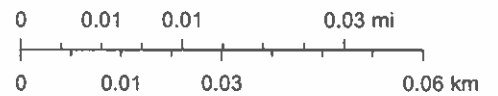
GIS Viewer Map



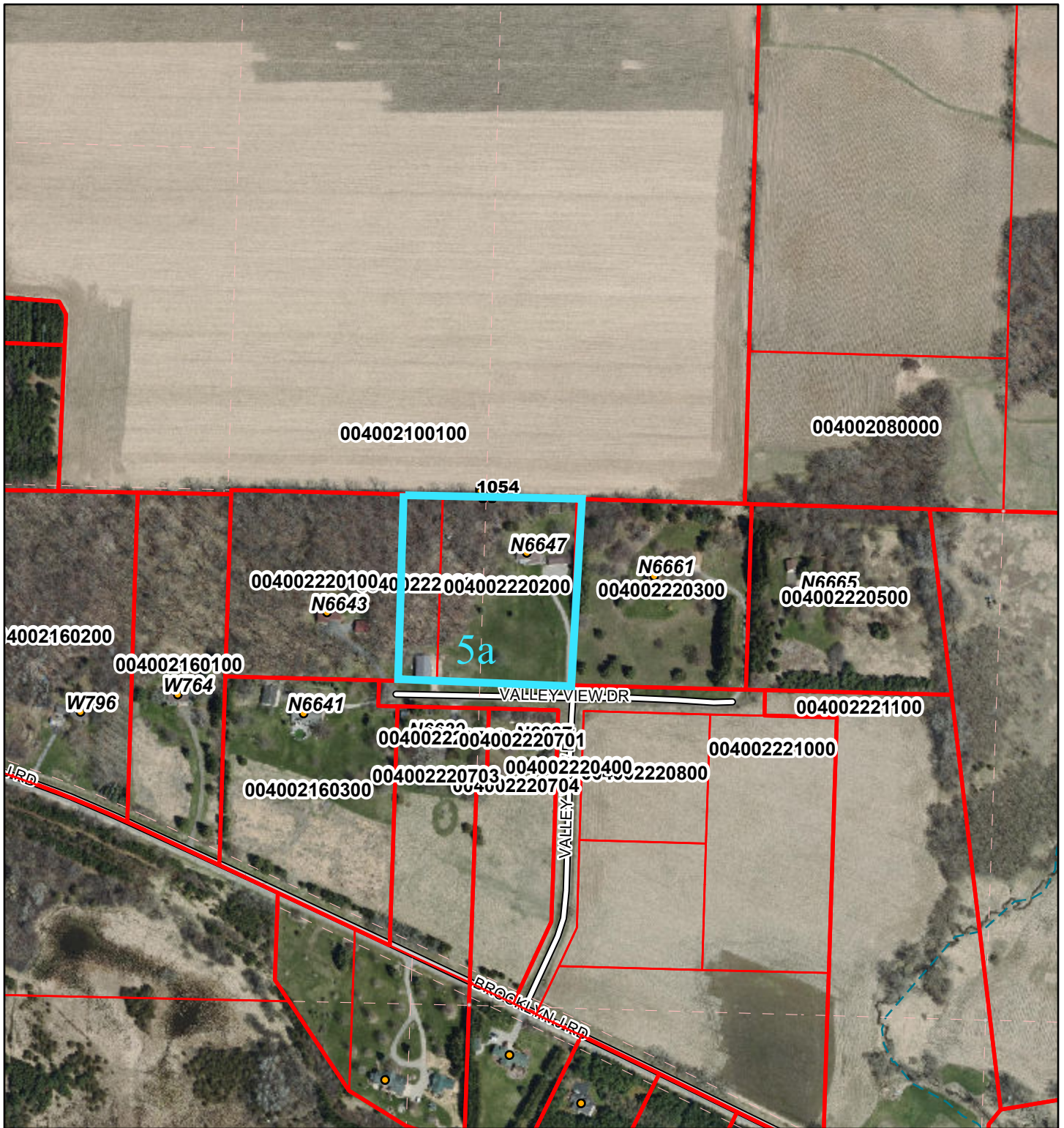
8/17/2023, 1:43:00 PM

1:1,128

- Address Corner
- ▭ Section
- CENTER
- ▭ TaxParcel



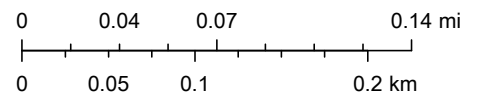
McConnell Proposed Rezone A2 to R1



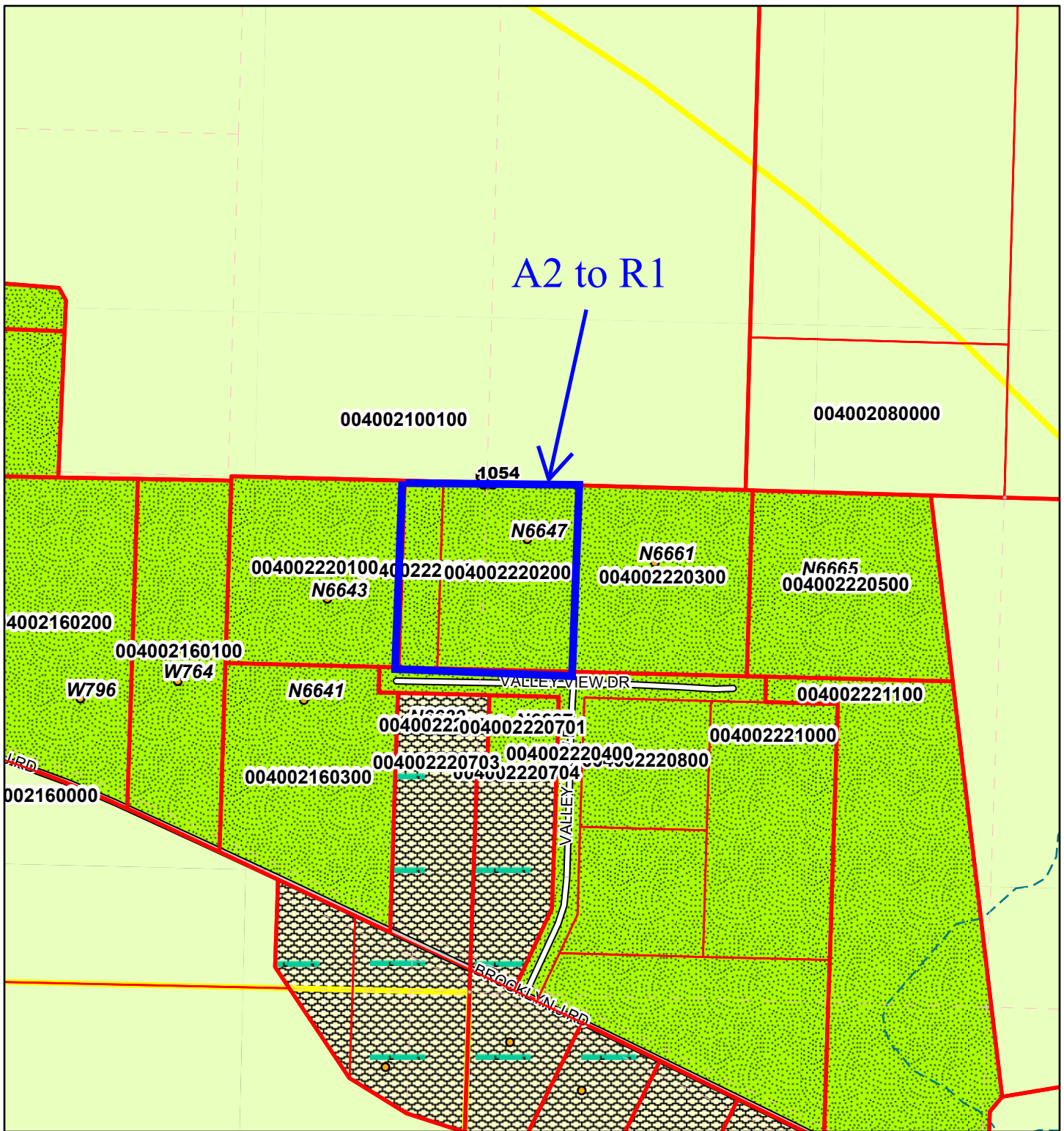
10/24/2023, 9:14:12 AM

1:4,373

- Address
- SUB
- ▭ Section
- ▭ TaxParcel
- Corner
- ⊕ CENTER



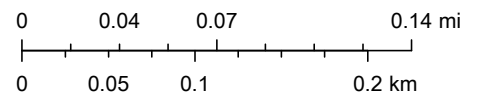
McConnell Proposed Rezone A2 to R1



10/24/2023, 9:46:35 AM

1:4,373

- Address
- SUB
- ▭ Section
- ▭ TaxParcel
- Corner
- ⊕ CENTER



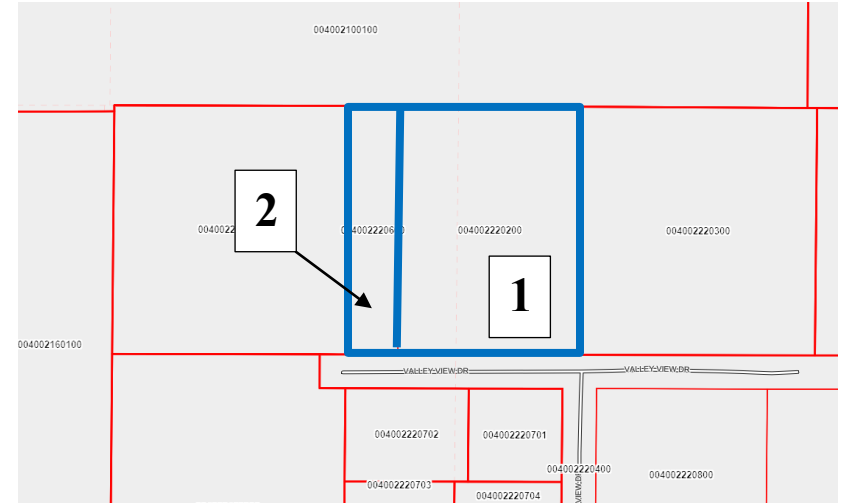
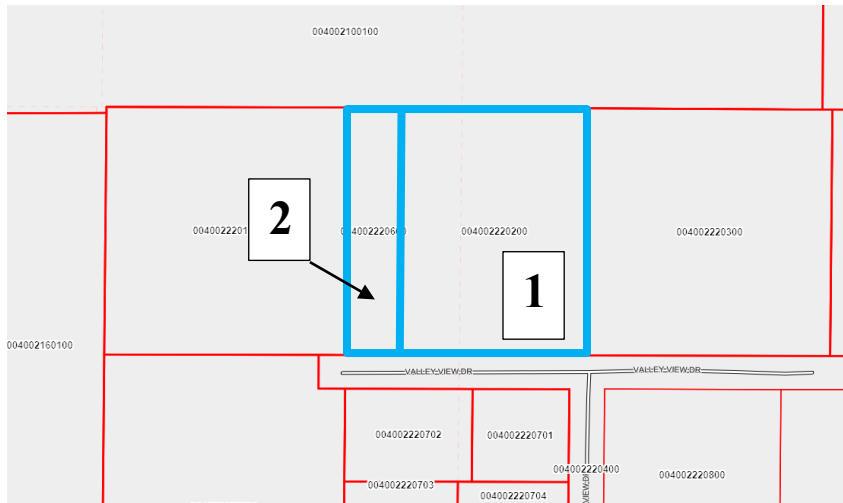
**Dennis and Mary McConnell
Town of Brooklyn
N6647 Valley View Drive, Parcel #004-00222-0600 & #004-00222-0200,
Lot 1 & Lot 2 of CSM 1154 in Section 11, T16N, R13E**

Existing Configuration

1 = 3.88 acre parcel zoned A2, General Agriculture District.
2 = 1.12 acre parcel zoned A2, General Agriculture District.

Proposed Configuration

1 = 3.88 acre parcel zoned R1, Single Family Residence District.
2 = 1.12 acre parcel zoned R1, Single Family Residence District.



Kirkman, Matt

From: Kirkman, Matt
Sent: Wednesday, September 13, 2023 10:43 AM
To: 'Town of Brooklyn Clerk'
Subject: RE: Town Notice for November 2, 2023 LUP&Z Committee meeting

Kathy,

I talked to Mike. He said that going forward the Town of Brooklyn is not going to be returning any action forms. He did say that the Town does not object to and approves of the McConnell rezone. He said the last time we did a nonconforming parcel project LUP&Z Department just sent out letters to the property owners.

So the best this Department can do is to go forward with moving the comprehensive plan amendments and zoning map amendments forward so these property owners can have the benefit of more appropriate zoning. I'll look into mailing the adjacent TBY property owners notices of the zoning map changes.

All the best,

Matthew E. Kirkman
Director
Land Use Planning & Zoning Department
Green Lake County
Wisconsin
mkirkman@greenlakecountywi.gov

From: Town of Brooklyn Clerk <clerk@tn.brooklyn.wi.gov>
Sent: Wednesday, September 13, 2023 10:15 AM
To: Kirkman, Matt <mkirkman@greenlakecountywi.gov>
Subject: RE: Town Notice for November 2, 2023 LUP&Z Committee meeting

[CAUTION: EXTERNAL SENDER This email originated from outside Green Lake County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Matt

Mike said we are not having an October 5th Town Plan Commission meeting. Please call him if you have any questions.

Kathy Morris, Clerk
Town of Brooklyn
920-294-6600
www.townofbrooklyn.com
N5988 County Road A
Green Lake WI 54941



From: Kirkman, Matt <mkirkman@greenlakecountywi.gov>
Sent: Wednesday, September 13, 2023 9:48 AM

To: Town of Brooklyn Clerk <clerk@tn.brooklyn.wi.gov>

Subject: FW: Town Notice for November 2, 2023 LUP&Z Committee meeting

Kathy,

I should have asked in my previous email for you to put me on your October 5th Town Plan Commission meeting for about 15 minutes. I'll go through the project and answer any questions from the group or public. If necessary, I can also attend the Town Board meeting. Please reply to this email so I know you received it. Then I'll put it down on my calendar.

All the best,

Matthew E. Kirkman
Director
Land Use Planning & Zoning Department
Green Lake County
Wisconsin
mkirkman@greenlakecountywi.gov

From: Kirkman, Matt

Sent: Tuesday, September 12, 2023 8:48 AM

To: Town of Brooklyn Clerk <clerk@tn.brooklyn.wi.gov>

Subject: Town Notice for November 2, 2023 LUP&Z Committee meeting

Kathy,

Please see the attached packet. It consists of a notice to the Town of Brooklyn of three public hearing items. The first two are related to a year-long Department project that is intended to resolve around 101 parcels that do not conform to their zoning district either by use or by area. As a result, the owners have authorized the County to change their zoning to a more beneficial zoning district (to that property owner). This process is called a "Zoning Map Amendment" and we have done this a few times previously for this same purpose. The Land Use Planning & Zoning Department understands that each Township might not be totally comfortable with recommending approval without getting a better explanation of the overall project, so I thought it best for me to attend your Town meeting to give a brief explanation and field any questions the public or the Board may have about the project.

The third public hearing item is for Dennis and Mary McConnell. They are proposing a rezone from A2 to R1. That should be pretty straight-forward.

I see that the Town has their Town Board meeting on October 10th at 6pm. I also seem to recall that the Town has a Planning Commission meeting the same night as we normally have our LUP&Z Committee meetings which would be Thursday October 5th. I'm not sure what time. I can attend both meetings if necessary.

The other two attachments are probably redundant to the more specific packet also attached. I think these notices are more for the unaffected Towns, but I included the Town of Brooklyn just to be all-inclusive.

All the best,

Matthew E. Kirkman
Director
Land Use Planning & Zoning Department
Green Lake County
Wisconsin

ORDINANCE NO. -2023

Relating to: Rezone in the Town of Brooklyn
Recommended for approval on November 2nd, 2023 by Land Use Planning and
Zoning Committee
Owner: Dennis and Mary McConnell

The County Board of Supervisors of Green Lake County, Green Lake, Wisconsin, duly assembled at its regular meeting begun on the 14th of November 2023, does ordain as follows:

1 **NOW, THEREFORE, BE IT ORDAINED** that the Green Lake County Zoning Ordinance,
2 Chapter 350 as amended, Article IV Zoning Districts, Section 350-26 Official Map, as
3 relates to the Town of Brooklyn, shall be amended as follows:
4

5 **Owners:** Dennis & Mary McConnell, **Location:** N6647 Valley View Dr., **Parcels:** 004-
6 00222-0200 &-0600. **Legal Description:** Lots 1 & 2 of CSM 1154, located in Section 11,
7 T16N, R13E, ±5 acres. **Request:** The owners are requesting a rezone from A2, General
8 Agriculture district to R1, Single-family residence district.

9 **BE IT FURTHER ORDAINED**, that this ordinance shall become effective upon passage
10 and publication.

Roll Call on Resolution No. -2023

Submitted by Land Use Planning &
Zoning Committee:

Ayes , Nays , Absent , Abstain

Curt Talma, Chair

Passed and Enacted/Rejected this 14th
Day of November 2023.

Chuck Buss, Vice Chair

County Board Chairman

Harley Reabe

ATTEST: County Clerk
Approve as to Form:

Gene Thom

Jeffrey Mann , Corporation Counsel

William Boutwell